## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address 48a Lahona Avenue, Bentleigh East Vic 3165 Including suburb and postcode

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,780,000 \$1,900,000 &

#### Median sale price

Median price	\$1,503,000	Pro	perty Type T	ownhouse		Suburb	Bentleigh East
Period - From	02/10/2024	to	01/10/2025	So	ource	Property	/ Data

## Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	12a London St BENTLEIGH 3204	\$1,935,000	17/09/2025
2	12a Leckie St BENTLEIGH 3204	\$1,890,000	02/07/2025
3	35b Northam Rd BENTLEIGH EAST 3165	\$1,760,000	22/04/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/10/2025 11:44





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**Indicative Selling Price** \$1,780,000 - \$1,900,000 **Median Townhouse Price** 02/10/2024 - 01/10/2025: \$1,503,000





Property Type: Townhouse (Res) Land Size: 301 sqm approx

**Agent Comments** 

# Comparable Properties



12a London St BENTLEIGH 3204 (REI)

Price: \$1,935,000

Method: Sold Before Auction

Date: 17/09/2025

Property Type: Townhouse (Res)

**Agent Comments** 



12a Leckie St BENTLEIGH 3204 (REI/VG)

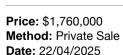
Agent Comments

Price: \$1,890,000 Method: Private Sale Date: 02/07/2025

Property Type: Townhouse (Single) Land Size: 336 sqm approx

35b Northam Rd BENTLEIGH EAST 3165 (REI/VG)

**Agent Comments** 



Property Type: Townhouse (Single) Land Size: 288 sqm approx

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