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 Including suburb and postcode	29a Buckingham Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,755,000 Property Type House Suburb Bentleigh

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	Price	Date of sale
1	78 Brewer Rd BENTLEIGH 3204	$1,540,000	06/12/2025
2	28a Barrington St BENTLEIGH EAST 3165	$1,435,000	01/12/2025
3	1/2 Luckins Rd BENTLEIGH 3204	$1,500,000	17/11/2025

OR

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

This Statement of Information was prepared on: 13/01/2026 09:34

29a Buckingham Avenue, Bentleigh Vic 3204

Lauchlan Waterfield
03 9509 0411
0422 290 489
lauchlan.waterfield@belleproperty.com



3 2 2

Property Type: Townhouse (Res)
Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
Year ending December 2025: $1,755,000

Comparable Properties

78 Brewer Rd BENTLEIGH 3204 (REI)

3 2 2

Price: $1,540,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 812 sqm approx

Agent Comments



28a Barrington St BENTLEIGH EAST 3165 (REI)

3 2 2

Price: $1,435,000
Method: Private Sale
Date: 01/12/2025
Property Type: Townhouse (Res)

Agent Comments



1/2 Luckins Rd BENTLEIGH 3204 (REI)

3 2 2

Price: $1,500,000
Method: Sold Before Auction
Date: 17/11/2025
Property Type: Unit

Agent Comments

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