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	46a Lahona Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,475,000

Median sale price

Median price $1,333,000 Property Type Unit Suburb Bentleigh East

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	21A Almurta Rd BENTLEIGH EAST 3165	$1,475,000	28/01/2026
2	25a Edinburgh St BENTLEIGH EAST 3165	$1,500,000	21/01/2026
3	28b Northam Rd BENTLEIGH EAST 3165	$1,500,000	10/10/2025

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: 30/03/2026 08:56

46a Lahona Avenue, Bentleigh East Vic 3165



4 3 2

Property Type: Townhouse (Res)
Land Size: 302 sqm approx

Agent Comments

Indicative Selling Price
$1,475,000
Median Unit Price
Year ending December 2025: $1,333,000

Comparable Properties



21A Almurta Rd BENTLEIGH EAST 3165 (REI)

4 2 2

Price: $1,475,000
Method: Sold Before Auction
Date: 28/01/2026
Property Type: Townhouse (Res)

Agent Comments



25a Edinburgh St BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,500,000
Method: Private Sale
Date: 21/01/2026
Property Type: Townhouse (Single)

Agent Comments



28b Northam Rd BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,500,000
Method: Private Sale
Date: 10/10/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Buxton | P: 03 9563 9933

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