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	5b Luckins Road, Bentleigh Vic 3204

Indicative selling price

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

Single price $1,390,000

Median sale price

Median price $1,390,500 Property Type Townhouse Suburb Bentleigh

Period - From 03/09/2025 to 02/09/2026 Source 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	Price	Date of sale
1	24b Bonny St BENTLEIGH EAST 3165	$1,405,000	22/04/2026
2			
3			

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: 03/09/2026 09:09

5b Luckins Road, Bentleigh Vic 3204

JellisCraig



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,390,000
Median Townhouse Price
03/09/2025 - 02/09/2026: $1,390,500

Comparable Properties



24b Bonny St BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Price: $1,405,000
Method: Private Sale
Date: 22/04/2026
Property Type: Townhouse (Res)

Agent Comments

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.

Account - Jellis Craig | P: 03 9194 1200

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