Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 06/11/2026

Property offered for sale

Address
Including suburb and postcode: 7a Lesden Street, Bentleigh East Vic 3165

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse	4	3	2	242	315

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price $1,650,000 or Range between _____ & _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price $1,650,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $1,439,400 Property type Townhouse Suburb Bentleigh East

Period: from 06/11/2025 to 05/11/2026 Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	85b Fromer St BENTLEIGH 3204		
Sale price	$1,630,000	Date of sale	07/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	4	3	2	N/A	N/A

Comparable property 2

Address	18b Mervin St BENTLEIGH EAST 3165		
Sale price	$1,588,000	Date of sale	06/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	3	2	N/A	N/A

Comparable property 3

Address	8b Seathorpe Av BENTLEIGH EAST 3165		
Sale price	$1,745,000	Date of sale	30/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	4	3	2	N/A	340

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price		Unconditional sale date	

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=0c79e73e12fc020609c90c4312cbfec2

7a Lesden Street, Bentleigh East Vic 3165

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4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,650,000
Median Townhouse Price
06/11/2025 - 05/11/2026: $1,439,400

Comparable Properties



85b Fromer St BENTLEIGH 3204 (REI)

4 3 2

Price: $1,630,000
Method: Private Sale
Date: 07/08/2026
Property Type: Townhouse (Res)

Agent Comments



18b Mervin St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,588,000
Method: Private Sale
Date: 06/08/2026
Property Type: House

Agent Comments



8b Seathorpe Av BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,745,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Townhouse (Res)
Land Size: 340 sqm approx

Agent Comments

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