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	12a Leckie Street, Bentleigh Vic 3204

Indicative selling price

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

Single price $1,890,000

Median sale price

Median price $1,562,500 Property Type Townhouse Suburb Bentleigh

Period - From 20/06/2024 to 19/06/2025 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	44b McLean Av BENTLEIGH 3204	$1,910,000	22/04/2025
2	26b Denver St BENTLEIGH EAST 3165	$1,862,000	05/04/2025
3	7b Glenmer St BENTLEIGH 3204	$1,815,000	27/02/2025

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: 20/06/2025 11:14