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<br>Including suburb and postcode | 14b Luckins Road, Bentleigh Vic 3204 |

## Indicative selling price

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

Single price: $2,150,000

## Median sale price

Median price: $1,550,000 Property Type: Townhouse Suburb: Bentleigh

Period - From: 16/06/2024 to: 15/06/2025 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 | 26a Paschal St BENTLEIGH 3204 | $2,200,000 | 27/03/2025 |
| 2 | 12b Leckie St BENTLEIGH 3204 | $2,030,000 | 10/05/2025 |
| 3 | 24b Scotts St BENTLEIGH 3204 | $2,100,000 | 20/01/2025 |

**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: 16/06/2025 12:42

# 14b Luckins Road, Bentleigh Vic 3204

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**Property Type:**
Agent Comments

**Indicative Selling Price**
$2,150,000
**Median Townhouse Price**
16/06/2024 - 15/06/2025: $1,550,000

## Comparable Properties

**26a Paschal St BENTLEIGH 3204 (REI)**

4 3 2

Agent Comments

**Price:** $2,200,000
**Method:**
**Date:** 27/03/2025
**Property Type:** Townhouse (Single)



**12b Leckie St BENTLEIGH 3204 (REI)**

4 3 2

Agent Comments

**Price:** $2,030,000
**Method:** Auction Sale
**Date:** 10/05/2025
**Property Type:** Townhouse (Res)



**24b Scotts St BENTLEIGH 3204 (REI/VG)**

4 4 3

Agent Comments

**Price:** $2,100,000
**Method:** Sold Before Auction
**Date:** 20/01/2025
**Property Type:** Townhouse (Single)
**Land Size:** 376 sqm approx



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