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	15 Loranne Street, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,530,000 & $1,580,000

Median sale price

Median price $1,575,000 Property Type Townhouse Suburb Bentleigh

Period - From 15/10/2024 to 14/10/2025 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	22a Pollina St BENTLEIGH EAST 3165	$1,600,000	22/09/2025
2	2a Tatong Rd BRIGHTON EAST 3187	$1,450,000	03/09/2025
3	21a Lonsdale Av HAMPTON EAST 3188	$1,538,000	17/05/2025

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: 15/10/2025 17:22

15 Loranne Street, Bentleigh Vic 3204

JellisCraig

Trent Collie
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3 2 2

Property Type: Townhouse

Indicative Selling Price
$1,530,000 - $1,580,000
Median Townhouse Price
15/10/2024 - 14/10/2025: $1,575,000

Comparable Properties



22a Pollina St BENTLEIGH EAST 3165 (REI)

3 3 2

Price: $1,600,000
Method: Private Sale
Date: 22/09/2025
Property Type: Townhouse (Single)

Agent Comments



2a Tatong Rd BRIGHTON EAST 3187 (REI)

3 2 2

Price: $1,450,000
Method: Private Sale
Date: 03/09/2025
Property Type: Townhouse (Res)

Agent Comments



21a Lonsdale Av HAMPTON EAST 3188 (REI/VG)

3 2 2

Price: $1,538,000
Method: Auction Sale
Date: 17/05/2025
Property Type: Townhouse (Single)
Land Size: 323 sqm approx

Agent Comments

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