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	12 Lesden Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,190,000 & $1,290,000

Median sale price

Median price $1,440,000 Property Type House Suburb Bentleigh East

Period - From 01/10/2024 to 30/09/2025 Source REIV

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	50 Bellevue Rd BENTLEIGH EAST 3165	$1,300,000	08/08/2025
2	11 Wards Gr BENTLEIGH EAST 3165	$1,225,000	20/05/2025
3	7 Kenjulie Dr BENTLEIGH EAST 3165	$1,365,000	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: 13/10/2025 11:57

12 Lesden Street, Bentleigh East Vic 3165

JellisCraig

Jayden Irving
9593 4500
0405 522 149
JaydenIrving@jelliscraig.com.au



4 1 3

Property Type: House

Indicative Selling Price
$1,190,000 - $1,290,000
Median House Price
Year ending September 2025: $1,440,000

Comparable Properties



50 Bellevue Rd BENTLEIGH EAST 3165 (REI/VG)

3 1 2

Price: $1,300,000
Method: Sold Before Auction
Date: 08/08/2025
Property Type: House (Res)
Land Size: 540 sqm approx

Agent Comments



11 Wards Gr BENTLEIGH EAST 3165 (REI/VG)

3 1 1

Price: $1,225,000
Method: Sold Before Auction
Date: 20/05/2025
Property Type: House (Res)
Land Size: 609 sqm approx

Agent Comments



7 Kenjulie Dr BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Price: $1,365,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 578 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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