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	18B Lahona Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,517,500 Property Type Townhouse Suburb Bentleigh East

Period - From 20/10/2024 to 19/10/2025 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	25b Bristol St BENTLEIGH EAST 3165	$1,630,000	14/10/2025
2	334a Chesterville Rd BENTLEIGH EAST 3165	$1,640,000	02/10/2025
3	22a Pollina St BENTLEIGH EAST 3165	$1,600,000	22/09/2025

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: 20/10/2025 09:56

18B Lahona Avenue, Bentleigh East Vic 3165

JellisCraig

Anthony Fordham
9593 4500
0408 107 514
anthonyfordham@jelliscraig.com.au



4 3 2

Rooms: 7
Property Type: Townhouse

Indicative Selling Price
$1,550,000 - $1,650,000
Median Townhouse Price
20/10/2024 - 19/10/2025: $1,517,500

Comparable Properties



25b Bristol St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,630,000
Method: Auction Sale
Date: 14/10/2025
Property Type: Townhouse (Single)

Agent Comments



334a Chesterville Rd BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,640,000
Method: Sold Before Auction
Date: 02/10/2025
Property Type: Townhouse (Res)

Agent Comments



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

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604

REIV THE DIFFERENCE

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