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	1/2 Luckins Road, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,250,000 & $1,300,000

Median sale price

Median price $1,705,000 Property Type House Suburb Bentleigh

Period - From 03/11/2024 to 02/11/2025 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	10 Anstee Gr BENTLEIGH 3204	$1,300,000	18/10/2025
2	1/26 Fromer St BENTLEIGH 3204	$1,272,000	13/09/2025
3	1/41 Marquis Rd BENTLEIGH 3204	$1,235,000	15/08/2025

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: 03/11/2025 10:55

1/2 Luckins Road, Bentleigh Vic 3204

JellisCraig

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3 2 2

Property Type: House

Indicative Selling Price
$1,250,000 - $1,300,000
Median House Price
03/11/2024 - 02/11/2025: $1,705,000

Comparable Properties



10 Anstee Gr BENTLEIGH 3204 (REI)

5 2 1

Price: $1,300,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Townhouse (Res)

Agent Comments



1/26 Fromer St BENTLEIGH 3204 (REI)

2 1 2

Price: $1,272,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)

Agent Comments



1/41 Marquis Rd BENTLEIGH 3204 (REI/VG)

3 1 2

Price: $1,235,000
Method: Sold Before Auction
Date: 15/08/2025
Property Type: House (Res)
Land Size: 367 sqm approx

Agent Comments

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