

# 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

14B Luckins Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000

&

\$2,100,000

### Median sale price

Median price \$1,550,000

Property Type Townhouse

Suburb Bentleigh

Period - From 30/05/2024

to

29/05/2025

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:

30/05/2025 12:08



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$2,000,000 - \$2,100,000  
**Median Townhouse Price**  
30/05/2024 - 29/05/2025: \$1,550,000

Comparable Properties

26a Paschal St BENTLEIGH 3204 (REI)

Agent Comments



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



12b Leckie St BENTLEIGH 3204 (REI)

Agent Comments



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



24b Scotts St BENTLEIGH 3204 (REI/VG)

Agent Comments



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