

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

3/17 Loranne Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,450,000

Property Type Townhouse

Suburb Bentleigh

Period - From 29/09/2025

to

28/09/2026

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	3/756 Hawthorn Rd BRIGHTON EAST 3187	\$1,100,000	19/09/2026
2	305/15 Vickery St BENTLEIGH 3204	\$910,000	12/09/2026
3	2/1 Corbie St BENTLEIGH 3204	\$970,000	07/09/2026

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:

29/09/2026 10:02

3/17 Loranne Street, Bentleigh Vic 3204

JellisCraig

Sarah Gursansky

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Indicative Selling Price

\$950,000 - \$1,045,000

Median Townhouse Price

29/09/2025 - 28/09/2026: \$1,450,000



3 2 2

Property Type: Townhouse

Comparable Properties



3/756 Hawthorn Rd BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Auction Sale

Date: 19/09/2026

Property Type: Townhouse (Res)



305/15 Vickery St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$910,000

Method: Auction Sale

Date: 12/09/2026

Property Type: Apartment



2/1 Corbie St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$970,000

Method: Private Sale

Date: 07/09/2026

Property Type: Townhouse (Single)

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



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