

# 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

33b 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

\$1,500,000

&

\$1,600,000

### Median sale price

Median price

\$1,610,000

Property Type

Other

Suburb

Bentleigh

Period - From

07/11/2024

to

07/05/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
26A Dega Avenue Bentleigh East VIC 3165	\$1,505,000	22/02/2025
88 Blamey Street Bentleigh East VIC 3165	\$1,571,000	29/03/2025
18B Durban Street Bentleigh VIC 3204	\$1,600,000	03/04/2025

This Statement of Information was prepared on:

08/05/2025