

# 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

37 Loranne Street, 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 \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,775,000

Property Type House

Suburb Bentleigh

Period - From 01/01/2025

to

31/03/2025

Source REIV

### 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	1/31 Mavho St BENTLEIGH 3204	\$1,350,000	02/04/2025
2	29 Buckingham Av BENTLEIGH 3204	\$1,325,000	03/01/2025
3	250 Patterson Rd BENTLEIGH 3204	\$1,290,000	09/12/2024

**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:

23/04/2025 11:44

37 Loranne Street, Bentleigh Vic 3204



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
March quarter 2025: \$1,775,000

## Comparable Properties



1/31 Mavho St BENTLEIGH 3204 (REI)

Agent Comments



**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 02/04/2025  
**Property Type:** Unit



29 Buckingham Av BENTLEIGH 3204 (VG)

Agent Comments



**Price:** \$1,325,000  
**Method:** Sale  
**Date:** 03/01/2025  
**Property Type:** House (Res)  
**Land Size:** 384 sqm approx



250 Patterson Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



**Price:** \$1,290,000  
**Method:** Private Sale  
**Date:** 09/12/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 370 sqm approx

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