

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 52 Lahona Avenue, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,425,000 Property type Townhouse Suburb Bentleigh East

Period - From 09/01/2024 to 08/01/2025 Source Property Data

Comparable property sales

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
15B Bellevue Rd BENTLEIGH EAST 3165	\$1,725,000	06/12/2024
4 Paschal St BENTLEIGH 3204	\$1,765,000	09/11/2024
1 Delhi St BENTLEIGH 3204	\$1,625,000	25/10/2024

This Statement of Information was prepared on: 09/01/2025