

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

29a Luckins Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,700,000 & \$1,775,000

Median sale price

Median price \$1,500,000 Property Type Townhouse Suburb Bentleigh

Period - From 14/01/2024 to 13/01/2025 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	15B Bellevue Rd BENTLEIGH EAST 3165	\$1,725,000	06/12/2024
2	7b Delma St BENTLEIGH EAST 3165	\$1,825,000	28/08/2024
3	22a Browns Rd BENTLEIGH EAST 3165	\$1,780,000	15/07/2024

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:

14/01/2025 07:43

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 4
  3
  2

Property Type: House
Land Size: 323 sqm approx

Agent Comments

Sleek, stylish spaces, bathed in natural light from the north-facing rear, with expansive interiors thoughtfully designed for modern family life—this luxurious townhouse sets a new standard in contemporary living.

Indicative Selling Price
 \$1,700,000 - \$1,775,000
Median Townhouse Price
 14/01/2024 - 13/01/2025: \$1,500,000

Comparable Properties



15B Bellevue Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4
  2
  2

Price: \$1,725,000
Method: Private Sale
Date: 06/12/2024
Property Type: Townhouse (Single)

7b Delma St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4
  3
  3

Price: \$1,825,000
Method: Sold Before Auction
Date: 28/08/2024
Property Type: Townhouse (Res)



22a Browns Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

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Price: \$1,780,000
Method: Private Sale
Date: 15/07/2024
Property Type: Townhouse (Res)
Land Size: 276 sqm approx

Account - Whitefox Real Estate | P: 96459699



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