

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

1/2 Luckins Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,250,000

&

\$1,300,000

Median sale price

Median price \$1,705,000

Property Type House

Suburb Bentleigh

Period - From 03/11/2024

to

02/11/2025

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	10 Anstee Gr BENTLEIGH 3204	\$1,300,000	18/10/2025
2	1/26 Fromer St BENTLEIGH 3204	\$1,272,000	13/09/2025
3	1/41 Marquis Rd BENTLEIGH 3204	\$1,235,000	15/08/2025

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:

03/11/2025 10:55

1/2 Luckins Road, Bentleigh Vic 3204

JellisCraig

Sarah Gursansky

9593 4500

0467 533 309

sarahgursansky@jellisrcraig.com.au

Indicative Selling Price

\$1,250,000 - \$1,300,000

Median House Price

03/11/2024 - 02/11/2025: \$1,705,000



3 2 2

Property Type: House

Comparable Properties



10 Anstee Gr BENTLEIGH 3204 (REI)

Agent Comments

5 2 1

Price: \$1,300,000

Method: Auction Sale

Date: 18/10/2025

Property Type: Townhouse (Res)



1/26 Fromer St BENTLEIGH 3204 (REI)

Agent Comments

2 1 2

Price: \$1,272,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)



1/41 Marquis Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 2

Price: \$1,235,000

Method: Sold Before Auction

Date: 15/08/2025

Property Type: House (Res)

Land Size: 367 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.