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

11 Leckie Street, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,500,000		&		\$1,600,0	00		
Median sale price								
Median price	\$1,670,000	Pro	operty Type	Hou	se		Suburb	Bentleigh
Period - From	16/06/2024	to	15/06/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	28 Malane St BENTLEIGH EAST 3165	\$1,530,000	24/05/2025
2	92 Jasper Rd BENTLEIGH 3204	\$1,560,000	10/05/2025
3	30 Cairnes Gr BENTLEIGH 3204	\$1,590,000	05/04/2025

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:

16/06/2025 15:22









Rooms: 4 Property Type: House Anthony Fordham 9593 4500 0408 107 514 anthonyfordham@jelliscraig.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price 16/06/2024 - 15/06/2025: \$1,670,000

Comparable Properties

ter	28 Malane St BENTLEIGH EAST 3165 (REI) Image: 1 Image: 2 Price: \$1,530,000 Method: Auction Sale Date: 24/05/2025 Property Type: House (Res) Land Size: 600 sqm approx	Agent Comments
	92 Jasper Rd BENTLEIGH 3204 (REI) 3 1 2 4 Price: \$1,560,000 Method: Auction Sale Date: 10/05/2025 Property Type: House (Res) Land Size: 628 sqm approx	Agent Comments
Gara List	30 Cairnes Gr BENTLEIGH 3204 (REI) 4 2 3 Price: \$1,590,000 Method: Auction Sale Date: 05/04/2025 Property Type: House (Res) Land Size: 650 sqm approx	Agent Comments

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



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