

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

11a Lockwood Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,752,500

Property Type

House

Suburb

Bentleigh

Period - From

01/04/2025

to

30/06/2025

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	12a London St BENTLEIGH 3204	\$1,935,000	17/09/2025
2	12a Leckie St BENTLEIGH 3204	\$1,890,000	02/07/2025
3	37a Wright St BENTLEIGH 3204	\$1,912,000	31/05/2025

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:

18/09/2025 13:30



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

June quarter 2025: \$1,752,500

Comparable Properties



12a London St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,935,000

Method: Sold Before Auction

Date: 17/09/2025

Property Type: Townhouse (Single)



12a Leckie St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,890,000

Method: Private Sale

Date: 02/07/2025

Property Type: Townhouse (Single)

Land Size: 336 sqm approx



37a Wright St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,912,000

Method: Auction Sale

Date: 31/05/2025

Property Type: Townhouse (Res)

Account - Atria Real Estate