

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

12 Lesden Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,190,000

&

\$1,290,000

Median sale price

Median price

\$1,440,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2024

to

30/09/2025

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	50 Bellevue Rd BENTLEIGH EAST 3165	\$1,300,000	08/08/2025
2	11 Wards Gr BENTLEIGH EAST 3165	\$1,225,000	20/05/2025
3	7 Kenjolie Dr BENTLEIGH EAST 3165	\$1,365,000	17/05/2025

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:

13/10/2025 11:57



4 1 3

Property Type: House

Comparable Properties



50 Bellevue Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$1,300,000

Method: Sold Before Auction

Date: 08/08/2025

Property Type: House (Res)

Land Size: 540 sqm approx



11 Wards Gr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 1

Price: \$1,225,000

Method: Sold Before Auction

Date: 20/05/2025

Property Type: House (Res)

Land Size: 609 sqm approx



7 Kenjule Dr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 2

Price: \$1,365,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 578 sqm approx