

# 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

15 Loranne Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,530,000

&

\$1,580,000

### Median sale price

Median price \$1,575,000

Property Type Townhouse

Suburb Bentleigh

Period - From 15/10/2024

to

14/10/2025

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 | 22a Pollina St BENTLEIGH EAST 3165 | \$1,600,000 | 22/09/2025   |
| 2 | 2a Tatong Rd BRIGHTON EAST 3187    | \$1,450,000 | 03/09/2025   |
| 3 | 21a Lonsdale Av HAMPTON EAST 3188  | \$1,538,000 | 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:

15/10/2025 17:22



3 2 2

Property Type: Townhouse

**Indicative Selling Price**  
\$1,530,000 - \$1,580,000  
**Median Townhouse Price**  
15/10/2024 - 14/10/2025: \$1,575,000

## Comparable Properties



22a Pollina St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 3 2

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 22/09/2025  
**Property Type:** Townhouse (Single)



2a Tatong Rd BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 03/09/2025  
**Property Type:** Townhouse (Res)



21a Lonsdale Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 2 2

**Price:** \$1,538,000  
**Method:** Auction Sale  
**Date:** 17/05/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 323 sqm approx

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