

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

18B Lahona Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,517,500

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

20/10/2024

to

19/10/2025

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	25b Bristol St BENTLEIGH EAST 3165	\$1,630,000	14/10/2025
2	334a Chesterville Rd BENTLEIGH EAST 3165	\$1,640,000	02/10/2025
3	22a Pollina St BENTLEIGH EAST 3165	\$1,600,000	22/09/2025

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:

20/10/2025 09:56



 4  3  2

Rooms: 7

Property Type: Townhouse

Comparable Properties



25b Bristol St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,630,000

Method: Auction Sale

Date: 14/10/2025

Property Type: Townhouse (Single)



334a Chesterville Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,640,000

Method: Sold Before Auction

Date: 02/10/2025

Property Type: Townhouse (Res)



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)