# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

\$1,190,000

## Property offered for sale

Address	2/30 Loranne Street, Bentleigh Vic 3204
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000

#### Median sale price

Median price \$1,575,000	Pro	operty Type Tow	nhouse	Suburb	Bentleigh
Period - From 06/11/2024	to	05/11/2025	Source	Property	y Data

# Comparable property sales (\*Delete A or B below as applicable)

2a Twisden Rd BENTLEIGH 3204

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.

Add	ress of comparable property	Price	Date of sale
1	33a Dega Av BENTLEIGH EAST 3165	\$1,217,000	11/10/2025
2	1/13 Gilmour Rd BENTLEIGH 3204	\$1,120,000	01/10/2025

#### OR

3

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:	06/11/2025 11:13



16/08/2025











**Property Type:**Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median Townhouse Price 06/11/2024 - 05/11/2025: \$1,575,000

# Comparable Properties



33a Dega Av BENTLEIGH EAST 3165 (REI)

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**—** 

**2** 

**3** 2

**Price:** \$1,217,000 **Method:** Auction Sale **Date:** 11/10/2025

Property Type: Townhouse (Res)

Agent Comments

1/13 Gilmour Rd BENTLEIGH 3204 (VG)

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3





**a**.

**Agent Comments** 

**Price:** \$1,120,000 **Method:** Sale **Date:** 01/10/2025

Property Type: Flat/Unit/Apartment (Res)

2a Twisden Rd BENTLEIGH 3204 (REI)

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Price: \$1,190,000 Method: Auction Sale Date: 16/08/2025

Property Type: Townhouse (Res)

Agent Comments

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





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