

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

2/30 Loranne Street, Bentleigh Vic 3204

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

Property Type Townhouse

Suburb Bentleigh

Period - From 06/11/2024

to

05/11/2025

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	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
3	2a Twisden Rd BENTLEIGH 3204	\$1,190,000	16/08/2025

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:

06/11/2025 11:13



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)

Agent Comments



Price: \$1,217,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)

1/13 Gilmour Rd BENTLEIGH 3204 (VG)

Agent Comments



Price: \$1,120,000
Method: Sale
Date: 01/10/2025
Property Type: Flat/Unit/Apartment (Res)



2a Twisden Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,190,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Res)