

## 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 29a Buckingham Avenue, Bentleigh Vic 3204  
Including suburb and postcode

#### Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

#### Median sale price

Median price \$1,755,000 Property Type House Suburb Bentleigh  
Period - From 01/01/2025 to 31/12/2025 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 78 Brewer Rd BENTLEIGH 3204	\$1,540,000	06/12/2025
2 28a Barrington St BENTLEIGH EAST 3165	\$1,435,000	01/12/2025
3 1/2 Luckins Rd BENTLEIGH 3204	\$1,500,000	17/11/2025

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:

13/01/2026 09:34



**Property Type:** Townhouse (Res)

**Land Size:** 0 sqm approx

Agent Comments

## Comparable Properties

### 78 Brewer Rd BENTLEIGH 3204 (REI)



**Price:** \$1,540,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 812 sqm approx

Agent Comments



### 28a Barrington St BENTLEIGH EAST 3165 (REI)



**Price:** \$1,435,000

**Method:** Private Sale

**Date:** 01/12/2025

**Property Type:** Townhouse (Res)

Agent Comments



### 1/2 Luckins Rd BENTLEIGH 3204 (REI)



**Price:** \$1,500,000

**Method:** Sold Before Auction

**Date:** 17/11/2025

**Property Type:** Unit

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525