

# 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

29a Buckingham Avenue, 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

\$1,400,000

&

\$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

29a Buckingham Avenue, Bentleigh Vic 3204



Lauchlan Waterfield

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**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

Year ending December 2025: \$1,755,000



3 2 2

**Property Type:** Townhouse (Res)

**Land Size:** 0 sqm approx

Agent Comments

## Comparable Properties

**78 Brewer Rd BENTLEIGH 3204 (REI)**

Agent Comments

3 2 2

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

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 812 sqm approx



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

Agent Comments

3 2 2

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

**Method:** Private Sale

**Date:** 01/12/2025

**Property Type:** Townhouse (Res)



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

Agent Comments

3 2 2

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

**Method:** Sold Before Auction

**Date:** 17/11/2025

**Property Type:** Unit

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



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