

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

35B Loranne Street, Bentleigh Vic 3204

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 \$1,455,000

Property Type Townhouse

Suburb Bentleigh

Period - From 29/04/2024

to

28/04/2025

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	18b Durban St BENTLEIGH 3204	\$1,600,000	03/04/2025
2	46a Tucker Rd BENTLEIGH 3204	\$1,642,500	02/04/2025
3	2b Tovan Akas Av BENTLEIGH 3204	\$1,600,000	26/02/2025

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:

29/04/2025 09:09



4 2 2

Rooms: 7

Property Type: Townhouse

Comparable Properties



18b Durban St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,600,000

Method: Private Sale

Date: 03/04/2025

Property Type: Townhouse (Res)

Land Size: 324 sqm approx



46a Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,642,500

Method: Private Sale

Date: 02/04/2025

Property Type: Townhouse (Single)



2b Tovan Akas Av BENTLEIGH 3204 (REI)

Agent Comments

4 4 3

Price: \$1,600,000

Method: Private Sale

Date: 26/02/2025

Property Type: Townhouse (Single)