

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

5b Luckins Road, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,580,000

Property Type

Townhouse

Suburb

Bentleigh

Period - From

25/08/2024

to

24/08/2025

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	4/27 Elizabeth St BENTLEIGH EAST 3165	\$1,331,000	02/08/2025
2	2/40 Dickens St BENTLEIGH 3204	\$1,250,000	03/07/2025
3	5/181 East Boundary Rd BENTLEIGH EAST 3165	\$1,300,000	26/03/2025

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:

25/08/2025 10:50

Nick Renna
9593 4500
0411 551 190
nickrenna@jellisrcraig.com.au



4 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Townhouse Price
25/08/2024 - 24/08/2025: \$1,580,000

Comparable Properties



4/27 Elizabeth St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,331,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Townhouse (Res)

2/40 Dickens St BENTLEIGH 3204 (VG)

Agent Comments

2 - -

Price: \$1,250,000
Method: Sale
Date: 03/07/2025
Property Type: Flat/Unit/Apartment (Res)



5/181 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,300,000
Method: Private Sale
Date: 26/03/2025
Property Type: Townhouse (Res)