

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 \$1,350,000

&

\$1,450,000

Median sale price

Median price \$905,000

Property Type Unit

Suburb Bentleigh

Period - From 01/04/2026

to

30/06/2026

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	25a Luckins Rd BENTLEIGH 3204	\$1,450,000	25/06/2026
2	21 Charlton St BENTLEIGH 3204	\$1,440,000	30/05/2026
3	32b Oak St BENTLEIGH 3204	\$1,470,500	06/05/2026

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:

10/08/2026 09:45



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Unit Price

June quarter 2026: \$905,000

Comparable Properties



25a Luckins Rd BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,450,000

Method: Private Sale

Date: 25/06/2026

Property Type: Townhouse (Res)

Land Size: 346 sqm approx



21 Charlton St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,440,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)



32b Oak St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,470,500

Method: Private Sale

Date: 06/05/2026

Property Type: Townhouse (Res)

Land Size: 518 sqm approx