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 10a Leckie Street, Bentleigh Vic 3204 Including suburb and postcode

Indicative selling price

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

Single price \$1,575,000

Median sale price

Median price	\$1,580,000	Pro	pperty Type To	wnhouse	Suburl	Bentleigh
Period - From	10/07/2024	to	09/07/2025	Sour	rce Proper	ty 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

Add	dress of comparable property	Price	Date of sale
1	18 Bolinda St BENTLEIGH 3204	\$1,650,000	05/05/2025
2	7b St James Av BENTLEIGH 3204	\$1,650,000	26/04/2025
3	18b Durban St BENTLEIGH 3204	\$1,600,000	03/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/07/2025 12:43













Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$1,575,000 Median Townhouse Price

10/07/2024 - 09/07/2025: \$1,580,000

Comparable Properties



18 Bolinda St BENTLEIGH 3204 (REI/VG)

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Price: \$1,650,000

Method: Sold Before Auction

Date: 05/05/2025

Property Type: Townhouse (Res) **Land Size:** 272 sqm approx

Agent Comments



7b St James Av BENTLEIGH 3204 (REI/VG)

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Price: \$1,650,000 **Method:** Private Sale **Date:** 26/04/2025

Property Type: Townhouse (Single) **Land Size:** 244 sqm approx

Agent Comments



18b Durban St BENTLEIGH 3204 (REI/VG)

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Agent Comments

Price: \$1,600,000 **Method:** Private Sale **Date:** 03/04/2025

Property Type: Townhouse (Res) **Land Size:** 324 sqm approx

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234





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