

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

10a Leckie Street, Bentleigh Vic 3204

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

Property Type

Townhouse

Suburb

Bentleigh

Period - From

10/07/2024

to

09/07/2025

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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/07/2025 12:43



4 2 2

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)

Agent Comments

4 3 2

Price: \$1,650,000

Method: Sold Before Auction

Date: 05/05/2025

Property Type: Townhouse (Res)

Land Size: 272 sqm approx



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

Agent Comments

4 3 2

Price: \$1,650,000

Method: Private Sale

Date: 26/04/2025

Property Type: Townhouse (Single)

Land Size: 244 sqm approx



18b Durban St BENTLEIGH 3204 (REI/VG)

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

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