

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 67 Lahona Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,480,000

Median sale price

Median price \$1,520,000

Property Type House

Suburb Bentleigh East

Period - From 01/04/2025

to 31/03/2026

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.

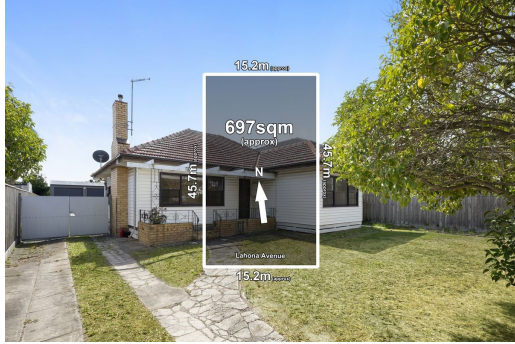
	Address of comparable property	Price	Date of sale
1	26 Elizabeth St BENTLEIGH EAST 3165	\$1,425,000	05/05/2026
2	10 Millis Av BENTLEIGH EAST 3165	\$1,437,000	02/05/2026
3	18 Ludwell Cr BENTLEIGH EAST 3165	\$1,470,000	18/04/2026

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:

21/05/2026 10:04



3 2 2

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price

\$1,480,000

Median House Price

Year ending March 2026: \$1,520,000

Comparable Properties



26 Elizabeth St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,425,000

Method: Private Sale

Date: 05/05/2026

Property Type: House



10 Millis Av BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,437,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 594 sqm approx



18 Ludwell Cr BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 4

Price: \$1,470,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 607 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480