

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

25A Luckins Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,530,000 Property Type Townhouse Suburb Bentleigh

Period - From 23/02/2025 to 22/02/2026 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	46b Tucker Rd BENTLEIGH 3204	\$1,530,000	27/11/2025
2	374a Chesterville Rd BENTLEIGH EAST 3165	\$1,500,000	17/11/2025
3	28a Hutchinson St BENTLEIGH 3204	\$1,526,000	26/10/2025

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: 23/02/2026 19:08

Anthony Fordham
9593 4500
0408 107 514

anthonyfordham@jelliscraig.com.au

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median Townhouse Price

23/02/2025 - 22/02/2026: \$1,530,000



 4  2  2

Rooms: 7

Property Type: Townhouse

Comparable Properties



46b Tucker Rd BENTLEIGH 3204 (REI)

[Agent Comments](#)

 4  3  2

Price: \$1,530,000

Method: Private Sale

Date: 27/11/2025

Property Type: Townhouse (Single)



374a Chesterville Rd BENTLEIGH EAST 3165 (REI)

[Agent Comments](#)

 4  3  2

Price: \$1,500,000

Method: Sold Before Auction

Date: 17/11/2025

Property Type: Townhouse (Res)

Land Size: 295 sqm approx



28a Hutchinson St BENTLEIGH 3204 (REI)

[Agent Comments](#)

 4  3  2

Price: \$1,526,000

Method: Private Sale

Date: 26/10/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604