

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 46a Lahona Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,475,000 & \$1,550,000

Median sale price

Median price \$1,333,000 Property Type Unit Suburb Bentleigh East

Period - From 01/01/2025 to 31/12/2025 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	10b Alexander St BENTLEIGH EAST 3165	\$1,550,000	19/12/2025
2	32b Celia St BENTLEIGH EAST 3165	\$1,420,000	06/12/2025
3	30b Denver St BENTLEIGH EAST 3165	\$1,520,000	14/11/2025

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:

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Property Type: House (Res)
Land Size: 302 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,475,000 - \$1,550,000
Median Unit Price
 Year ending December 2025: \$1,333,000

Comparable Properties



10b Alexander St BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$1,550,000
Method: Sale
Date: 19/12/2025
Property Type: Strata Unit/Townhouse - Conjoined



32b Celia St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,420,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)



30b Denver St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,520,000
Method: Private Sale
Date: 14/11/2025
Property Type: Townhouse (Single)
Land Size: 369 sqm approx

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