

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

39a Luckins Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$971,250 Property Type Unit Suburb Bentleigh

Period - From 01/10/2025 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	20 Box Ct BENTLEIGH EAST 3165	\$2,200,000	13/01/2026
2	53b Elizabeth St BENTLEIGH EAST 3165	\$2,002,000	22/11/2025
3	1A Cushing Av BENTLEIGH 3204	\$2,208,000	18/10/2025

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.~~

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Indicative Selling Price
\$2,100,000 - \$2,300,000

Median Unit Price
December quarter 2025: \$971,250



 4  3  2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



20 Box Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  3

Price: \$2,200,000
Method: Private Sale
Date: 13/01/2026
Property Type: House (Res)



53b Elizabeth St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  3

Price: \$2,002,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)

1A Cushing Av BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,208,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 380 sqm approx

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