

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

2/138 TUCKER ROAD BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

10/48 HILL STREET BENTLEIGH EAST VIC 3165	\$1,088,000	27-Feb-25
3/5 ADELAIDE STREET MCKINNON VIC 3204	\$1,065,000	04-Apr-25
3/45 NORTH AVENUE BENTLEIGH VIC 3204	\$1,150,000	31-May-25

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 6 months.~~

This Statement of Information was prepared on: 05 August 2025



**10/48 HILL STREET BENTLEIGH
EAST VIC 3165**

 3  2  1

Sold Price

\$1,088,000

Sold Date

27-Feb-25

Distance

0.9km



**3/5 ADELAIDE STREET MCKINNON
VIC 3204**

 3  2  2

Sold Price

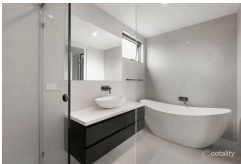
\$1,065,000

Sold Date

04-Apr-25

Distance

1.36km



**3/45 NORTH AVENUE BENTLEIGH
VIC 3204**

 3  2  2

Sold Price

^{RS} **\$1,150,000**

Sold Date

31-May-25

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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