

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 Tucker Road, Bentleigh Vic 3204

Indicative selling price

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

Single price \$1,225,000

Median sale price

Median price \$855,000

Property Type Unit

Suburb Bentleigh

Period - From 20/04/2025

to 19/04/2026

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	71 Tucker Rd BENTLEIGH 3204	\$1,154,000	21/03/2026
2	2/15 Gilmour Rd BENTLEIGH 3204	\$1,150,000	02/03/2026
3	25a Fairbank Rd BENTLEIGH 3204	\$1,200,000	21/02/2026

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:

20/04/2026 14:29

Trent Collie
9593 4500
0425 740 484
trentcollie@jelliscraig.com.au



3 2 2

Property Type: Unit

Indicative Selling Price
\$1,225,000
Median Unit Price
20/04/2025 - 19/04/2026: \$855,000

Comparable Properties



71 Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,154,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 397 sqm approx



2/15 Gilmour Rd BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,150,000
Method: Private Sale
Date: 02/03/2026
Property Type: Townhouse (Res)
Land Size: 420 sqm approx



25a Fairbank Rd BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)
Land Size: 349 sqm approx

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