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	1/52 Tudor Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $750,000 & $825,000

Median sale price

Median price $1,336,250 Property Type Unit Suburb Bentleigh East

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	1/1106 North Rd BENTLEIGH EAST 3165	$765,000	11/12/2025
2	1/910 Centre Rd BENTLEIGH EAST 3165	$865,000	26/11/2025
3	5/1248 North Rd OAKLEIGH SOUTH 3167	$870,000	06/11/2025

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: 06/02/2026 12:22

1/52 Tudor Street, Bentleigh East Vic 3165

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3 1

Rooms: 1
Property Type: Unit

Indicative Selling Price
$750,000 - $825,000
Median Unit Price
December quarter 2025: $1,336,250

Comparable Properties



1/1106 North Rd BENTLEIGH EAST 3165 (REI/VG)

3 1 2

Price: $765,000
Method: Sold After Auction
Date: 11/12/2025
Property Type: Unit
Land Size: 348 sqm approx

Agent Comments



1/910 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

3 2 1

Price: $865,000
Method: Private Sale
Date: 26/11/2025
Property Type: Townhouse (Single)

Agent Comments



5/1248 North Rd OAKLEIGH SOUTH 3167 (REI/VG)

3 2 2

Price: $870,000
Method: Auction Sale
Date: 06/11/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

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