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	93 Tucker Road, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,756,500 Property Type House Suburb Bentleigh

Period - From 09/09/2025 to 08/09/2026 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	1 East Boundary Rd BENTLEIGH EAST 3165	$1,060,000	17/07/2026
2	4 Hillston Rd MOORABBIN 3189	$1,050,000	23/06/2026
3	709 South Rd BENTLEIGH EAST 3165	$1,050,000	18/03/2026

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: 09/09/2026 09:27

93 Tucker Road, Bentleigh Vic 3204

JellisCraig

Alaine Fourie
8849 8088
0411 513 013
alainefourie@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 588 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
09/09/2025 - 08/09/2026: $1,756,500

Comparable Properties



1 East Boundary Rd BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $1,060,000
Method: Private Sale
Date: 17/07/2026
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments



4 Hillston Rd MOORABBIN 3189 (REI)

3 1 2

Price: $1,050,000
Method: Private Sale
Date: 23/06/2026
Property Type: House (Res)
Land Size: 619 sqm approx

Agent Comments



709 South Rd BENTLEIGH EAST 3165 (REI)

3 1 1

Price: $1,050,000
Method: Sold Before Auction
Date: 18/03/2026
Property Type: House (Res)
Land Size: 624 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

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