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	45a Tudor Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,710,000 & $1,750,000

Median sale price

Median price $1,490,000 Property Type Townhouse Suburb Bentleigh East

Period - From 19/08/2024 to 18/08/2025 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	3b Kennedy St BENTLEIGH EAST 3165	$1,720,000	02/08/2025
2	6A Birdwood St BENTLEIGH EAST 3165	$1,680,000	26/04/2025
3	30a Chesterville Dr BENTLEIGH EAST 3165	$1,659,000	09/04/2025

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: 19/08/2025 15:25

45a Tudor Street, Bentleigh East Vic 3165



4 3 2

Property Type: Townhouse (Single)
Land Size: 411 sqm approx

Agent Comments

Indicative Selling Price
$1,710,000 - $1,750,000
Median Townhouse Price
19/08/2024 - 18/08/2025: $1,490,000

Comparable Properties



3b Kennedy St BENTLEIGH EAST 3165 (REI)

4 3 2

Price: $1,720,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Townhouse (Res)

Agent Comments



6A Birdwood St BENTLEIGH EAST 3165 (REI/VG)

4 4 4

Price: $1,680,000
Method: Private Sale
Date: 26/04/2025
Property Type: Townhouse (Single)
Land Size: 422 sqm approx

Agent Comments



30a Chesterville Dr BENTLEIGH EAST 3165 (REI/VG)

4 3 2

Price: $1,659,000
Method: Sold Before Auction
Date: 09/04/2025
Property Type: Townhouse (Single)
Land Size: 387 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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