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	1/206 Tucker Road, Bentleigh Vic 3204

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $860,000 Property Type Unit Suburb Bentleigh

Period - From 01/07/2024 to 30/06/2025 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	30a Almurta Rd BENTLEIGH EAST 3165	$910,000	15/03/2025
2	4/75 Bent St MCKINNON 3204	$930,000	01/07/2025
3	3/46 Wheeler St ORMOND 3204	$985,000	26/05/2025

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: 11/08/2025 11:18

Thomson:



3 2 1

Property Type: Townhouse (Strata)

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
Year ending June 2025: $860,000

Comparable Properties



30a Almurta Rd BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Price: $910,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Unit
Land Size: 222 sqm approx

Agent Comments

Similar condition. Inferior location and size.



4/75 Bent St MCKINNON 3204 (REI)

3 3 1

Price: $930,000
Method: Private Sale
Date: 01/07/2025
Property Type: Townhouse (Res)

Agent Comments

Newer townhouse. Inferior condition and size. Superior location.



3/46 Wheeler St ORMOND 3204 (REI)

3 2 1

Price: $985,000
Method: Private Sale
Date: 26/05/2025
Property Type: Townhouse (Single)
Land Size: 213 sqm approx

Agent Comments

Superior size and floorplan. Inferior condition.

Account - Thomson | P: 03 95098244 | F: 95009693

REIV THE DIFFERENCE | propertydata.com.au

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