

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	43a Tucker Road Bentleigh, 3204
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Indicative selling price

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

Range between	\$1,750,000 & \$1,850,000
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Median sale price

Median price	\$1,750,000	Property Type	OTHER	Suburb	BENTLEIGH
Period - From	01-Jun-2025	to	31-May-2026	Source	Cotality

Comparable property sales

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	53a Elizabeth Street Bentleigh East, Vic 3165	\$1,965,000	29-Jan-2026
2	25a Browns Road Bentleigh East, Vic 3165	\$1,965,000	31-Mar-2026
3	23b Celia Street Bentleigh East, Vic 3165	\$1,870,000	17-Mar-2026

This statement of information was prepared on 22-Jun-2026 at 11:22:48 AM AEST