

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

46a Tucker Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,695,000

Median sale price

Median price

\$1,452,500

Property Type

Townhouse

Suburb

Bentleigh

Period - From

01/03/2024

to

28/02/2025

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	12b Wood St BENTLEIGH 3204	\$1,670,000	26/11/2024
2	9a Marriot Rd BENTLEIGH 3204	\$1,690,000	14/11/2024
3	9b Marquis Rd BENTLEIGH 3204	\$1,680,000	26/10/2024

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:

01/03/2025 16:45



 4  3  2

Property Type: Townhouse

Comparable Properties



12b Wood St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,670,000

Method: Private Sale

Date: 26/11/2024

Property Type: Townhouse (Single)



9a Marriot Rd BENTLEIGH 3204 (REI)

Agent Comments

 4  3  2

Price: \$1,690,000

Method: Private Sale

Date: 14/11/2024

Property Type: Townhouse (Single)

Land Size: 337.26 sqm approx



9b Marquis Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,680,000

Method: Auction Sale

Date: 26/10/2024

Property Type: Townhouse (Res)

Land Size: 392 sqm approx

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