

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

37A TUCKER ROAD BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$1,720,000	&	\$1,850,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$880,000	Property type	Unit	Suburb	Bentleigh
Period-from	01 Dec 2024	to	30 Nov 2025	Source	Cotality

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 6 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
7A ABBIN AVENUE BENTLEIGH EAST VIC 3165	\$1,628,888	28-Aug-25
18B LAHONA AVENUE BENTLEIGH EAST VIC 3165	\$1,715,000	01-Nov-25
16B MARQUIS ROAD BENTLEIGH VIC 3204	\$1,735,000	10-Oct-25

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 6 months.

This Statement of Information was prepared on: 16 December 2025



**7A ABBIN AVENUE BENTLEIGH
EAST VIC 3165**

Sold Price

\$1,628,888 Sold Date **28-Aug-25**

4 3 2

Distance **0.25km**



**18B LAHONA AVENUE BENTLEIGH
EAST VIC 3165**

Sold Price

\$1,715,000 Sold Date **01-Nov-25**

1 3 1

Distance **0.49km**



**16B MARQUIS ROAD BENTLEIGH
VIC 3204**

Sold Price

RS \$1,735,000

UN Sold Date 10-Oct-25

4 2 2

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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