

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

58b Tudor Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,465,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

05/05/2024

to

04/05/2025

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	1/38 Deakin St BENTLEIGH EAST 3165	\$1,345,000	29/03/2025
2	8a Tudor St BENTLEIGH EAST 3165	\$1,550,000	25/02/2025
3	8a Marlborough St BENTLEIGH EAST 3165	\$1,425,000	24/02/2025

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:

05/05/2025 15:32

58b Tudor Street, Bentleigh East Vic 3165

Jellis
Craig

Jack Liu
9593 4500
0420 222 639
jackliu@jellisrcraig.com.au



4 3 2

Property Type: Townhouse

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median Townhouse Price
05/05/2024 - 04/05/2025: \$1,465,000

Comparable Properties



1/38 Deakin St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,345,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Townhouse (Res)



8a Tudor St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,550,000
Method: Private Sale
Date: 25/02/2025
Property Type: Townhouse (Single)



8a Marlborough St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,425,000
Method: Sold Before Auction
Date: 24/02/2025
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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