

# 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 5/197-199 Tucker Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$750,000

### Median sale price

Median price \$971,250 Property Type Unit Suburb Bentleigh

Period - From 01/10/2025 to 31/12/2025 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 | 106/1c Walsh St ORMOND 3204      | \$724,000 | 12/12/2025   |
| 2 | 3/25 Nicholson St BENTLEIGH 3204 | \$700,000 | 20/10/2025   |
| 3 | 6/301 Jasper Rd ORMOND 3204      | \$730,000 | 01/10/2025   |

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: 20/02/2026 16:17



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median Unit Price**  
December quarter 2025: \$971,250

## Comparable Properties

106/1c Walsh St ORMOND 3204 (VG)

[Agent Comments](#)

1   -   -

**Price:** \$724,000  
**Method:** Sale  
**Date:** 12/12/2025  
**Property Type:** Strata Unit/Flat



3/25 Nicholson St BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)

2   2   1

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 20/10/2025  
**Property Type:** Apartment



6/301 Jasper Rd ORMOND 3204 (REI)

[Agent Comments](#)

2   1   1

**Price:** \$730,000  
**Method:** Sold Before Auction  
**Date:** 01/10/2025  
**Property Type:** Unit  
**Land Size:** 178 sqm approx

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