

# 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

27 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,750,000 Property Type House Suburb Bentleigh

Period - From 10/02/2025 to 09/02/2026 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	1/7 Uonga Rd BENTLEIGH 3204	\$1,085,686	08/12/2025
2	2/26 Jeffrey St BENTLEIGH 3204	\$1,130,000	29/11/2025
3	2/11 Mcarthur St BENTLEIGH 3204	\$982,500	22/11/2025

**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: 10/02/2026 10:42



3 1 1

Property Type: House

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
10/02/2025 - 09/02/2026: \$1,750,000

## Comparable Properties



1/7 Uonga Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 3

**Price:** \$1,085,686  
**Method:** Private Sale  
**Date:** 08/12/2025  
**Property Type:** Unit  
**Land Size:** 337 sqm approx



2/26 Jeffrey St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

**Price:** \$1,130,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** Unit  
**Land Size:** 377 sqm approx



2/11 Mcarthur St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 2

**Price:** \$982,500  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 335 sqm approx

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