

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 2/1 Duckmanton Crt, Bentleigh East, Vic 3165

Indicative selling price

Single price \$1,449,000

Median sale price

Median price \$1,560,000

Property type House

Suburb Bentleigh East

Period - From 01/09/2025

to

01/12/2025

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 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
284A Tucker Road, Ormond Vic 3204	\$1,495,000	08/11/2025
2/8 Malane Street, Bentleigh East Vic 3165	\$1,421,000	20/09/2025
1/206 Tucker Road, Bentleigh Vic 3204	\$1,326,000	06/09/2025

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: 12/01/2026