

# 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

71 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

25/02/2025

to

24/02/2026

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	2/19 Gardeners Rd BENTLEIGH EAST 3165	\$1,100,000	30/11/2025
2	2/11 Mcarthur St BENTLEIGH 3204	\$982,500	22/11/2025
3	2/12 Hull St BENTLEIGH EAST 3165	\$1,062,000	15/11/2025

**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:

25/02/2026 15:53

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**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

25/02/2025 - 24/02/2026: \$1,750,000



3   
 1   
 2

**Property Type:** House

## Comparable Properties

**2/19 Gardeners Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3   
 2   
 1

**Price:** \$1,100,000**Method:** Private Sale**Date:** 30/11/2025**Property Type:** House (Res)**Land Size:** 320 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**2/12 Hull St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3   
 1   
 2

**Price:** \$1,062,000**Method:** Auction Sale**Date:** 15/11/2025**Property Type:** Townhouse (Res)**Land Size:** 284 sqm approx

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