

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

4/187 Tucker Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$649,000 Property Type Unit Suburb Bentleigh

Period - From 02/03/2025 to 01/03/2026 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	205/494 North Rd ORMOND 3204	\$553,000	22/11/2025
2	225/801 Centre Rd BENTLEIGH EAST 3165	\$580,000	11/11/2025
3	13/498 North Rd ORMOND 3204	\$595,000	07/11/2025

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:

02/03/2026 11:20



3 1 1

Rooms: 4
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$550,000 - \$580,000
Median Unit Price
 02/03/2025 - 01/03/2026: \$649,000

Comparable Properties

205/494 North Rd ORMOND 3204 (VG)

Agent Comments

2 - -

Price: \$553,000
Method: Sale
Date: 22/11/2025
Property Type: Strata Unit/Flat

225/801 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 2 2

Price: \$580,000
Method: Private Sale
Date: 11/11/2025
Property Type: Apartment



13/498 North Rd ORMOND 3204 (REI/VG)

Agent Comments

2 2 2

Price: \$595,000
Method: Sold Before Auction
Date: 07/11/2025
Property Type: Apartment

Account - Buxton | P: 03 9563 9933