

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

45a Tudor Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,600,000

&

\$1,680,000

Median sale price

Median price

\$1,483,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

02/07/2024

to

01/07/2025

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	6A Birdwood St BENTLEIGH EAST 3165	\$1,680,000	26/04/2025
2	30a Chesterville Dr BENTLEIGH EAST 3165	\$1,659,000	09/04/2025
3			

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:

02/07/2025 10:52



Property Type: House (New - Detached)

Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,680,000
Median Townhouse Price
02/07/2024 - 01/07/2025: \$1,483,000

Comparable Properties



6A Birdwood St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,680,000
Method: Private Sale
Date: 26/04/2025
Property Type: Townhouse (Single)
Land Size: 422 sqm approx



30a Chesterville Dr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,659,000
Method: Sold Before Auction
Date: 09/04/2025
Property Type: Townhouse (Single)
Land Size: 387 sqm approx

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.

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