

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

2/10 TUDOR STREET BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Jun 2025

to

31 May 2026

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 6 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

2/3 MOOR STREET BENTLEIGH EAST VIC 3165	\$950,000	09-May-26
1A PATRICIA STREET BENTLEIGH EAST VIC 3165	\$990,000	28-Apr-26
1/96 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165	\$945,000	16-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 02 June 2026



**2/3 MOOR STREET BENTLEIGH
EAST VIC 3165**

2 2 1

Sold Price

^{RS}

\$950,000

Sold Date **09-May-26**

Distance

2.49km



**1A PATRICIA STREET BENTLEIGH
EAST VIC 3165**

3 2 2

Sold Price

\$990,000

Sold Date **28-Apr-26**

Distance

0.82km



**1/96 EAST BOUNDARY ROAD
BENTLEIGH EAST VIC 3165**

3 2 1

Sold Price

\$945,000

Sold Date **16-Dec-25**

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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