

## 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

37A 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,600,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$867,500

Property type

Unit

Suburb

Bentleigh

Period-from

01 Dec 2024

to

30 Nov 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 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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 33B LUCKINS ROAD BENTLEIGH VIC 3204       | \$1,710,000 | 21-Jun-25 |
| 18B LAHONA AVENUE BENTLEIGH EAST VIC 3165 | \$1,715,000 | 07-Nov-25 |
| 7A PHILLIP STREET BENTLEIGH VIC 3204      | \$1,668,000 | 25-Oct-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: 01 December 2025



**33B LUCKINS ROAD BENTLEIGH  
VIC 3204**

4 3 2

Sold Price

**\$1,710,000**

Sold Date

**21-Jun-25**

Distance

**0.14km**



**18B LAHONA AVENUE BENTLEIGH  
EAST VIC 3165**

4 3 1

Sold Price

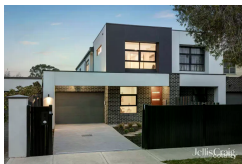
<sup>RS</sup> **\$1,715,000**

Sold Date

**07-Nov-25**

Distance

**0.49km**



**7A PHILLIP STREET BENTLEIGH  
VIC 3204**

4 2 1

Sold Price

<sup>RS</sup> **\$1,668,000**

Sold Date

**25-Oct-25**

Distance

**1.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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