## 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

1/68 Tudor Street, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning	of this price see	consu	umer.vic.go	v.au/	underquot	ting		
Range betweer	n \$880,000		&		\$950,000	)		
Median sale pi	rice							
Median price	\$1,147,500	Prop	perty Type	Unit			Suburb	Bentleigh East
Period - From	05/06/2024	to 0	04/06/2025		So	urce	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	1/59 Tudor St BENTLEIGH EAST 3165	\$1,010,000	31/05/2025
2	1/27 Beddoe Av BENTLEIGH EAST 3165	\$1,020,000	24/05/2025
3	28a Chauvel St BENTLEIGH EAST 3165	\$950,000	12/04/2025

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:

05/06/2025 10:54





Property Type: Unit Agent Comments Indicative Selling Price \$880,000 - \$950,000 Median Unit Price 05/06/2024 - 04/06/2025: \$1,147,500

# **Comparable Properties**

1/59 Tudor St BENTLEIGH EAST 3165 (REI)   3 1 2   Price: \$1,010,000   Method: Auction Sale   Date: 31/05/2025   Property Type: Unit   Land Size: 306 sqm approx	Agent Comments Superior updates throughout and private backyard
1/27 Beddoe Av BENTLEIGH EAST 3165 (REI) 3 1 2 Price: \$1,020,000 Method: Auction Sale Date: 24/05/2025 Property Type: House (Res)	Agent Comments Superior 1 of 2 property
28a Chauvel St BENTLEIGH EAST 3165 (REI/VG) Image: 3 Image: 1 Image: 1 Price: \$950,000 Method: Auction Sale Date: 12/04/2025 Property Type: Unit	Agent Comments Recently renovated bathroom

#### Account - Woodards | P: 03 9568 1188 | F: 03 9568 3036



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Ch). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

Land Size: 371 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.