

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 consumer.vic.gov.au/underquoting

Range between

\$880,000

&

\$950,000

Median sale price

Median price

\$1,147,500

Property Type

Unit

Suburb

Bentleigh East

Period - From

05/06/2024

to

04/06/2025

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	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



 3  1  2

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)

 3  1  1

Price: \$950,000

Method: Auction Sale

Date: 12/04/2025

Property Type: Unit

Land Size: 371 sqm approx

Agent Comments

Recently renovated bathroom

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