

# 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

29 Tudor Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,450,000

### Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2024

to

31/03/2025

Source

REIV

### 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	18 Thana St BENTLEIGH EAST 3165	\$1,470,000	12/04/2025
2	24 Tudor St BENTLEIGH EAST 3165	\$1,520,000	04/04/2025
3	23 Begg St BENTLEIGH EAST 3165	\$1,400,000	22/02/2025

**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:

21/05/2025 12:25

29 Tudor Street, Bentleigh East Vic 3165

**buxton**

Chris Hassall

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**Indicative Selling Price**

\$1,450,000

**Median House Price**

Year ending March 2025: \$1,450,000



3 1 0

**Rooms:** 6

**Property Type:** House

**Land Size:** 683 sqm approx

Agent Comments

## Comparable Properties



**18 Thana St BENTLEIGH EAST 3165 (REI)**

Agent Comments

2 1 1

**Price:** \$1,470,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** House (Res)

**Land Size:** 879 sqm approx



**24 Tudor St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 1 2

**Price:** \$1,520,000

**Method:** Sold Before Auction

**Date:** 04/04/2025

**Property Type:** House

**Land Size:** 684 sqm approx



**23 Begg St BENTLEIGH EAST 3165 (REI)**

Agent Comments

4 1 2

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 22/02/2025

**Property Type:** House (Res)

**Account - Buxton** | P: 03 9563 9933



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