

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

93 Tucker Road, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$1,778,000

Property Type

House

Suburb

Bentleigh

Period - From

01/07/2025

to

30/06/2026

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	17 Luckins Rd BENTLEIGH 3204	\$1,166,667	09/04/2026
2	71 Tucker Rd BENTLEIGH 3204	\$1,154,000	21/03/2026
3	27 Tucker Rd BENTLEIGH 3204	\$1,116,000	14/03/2026

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:

29/07/2026 10:59

**Property Type:** House

Agent Comments

Comparable Properties

**17 Luckins Rd BENTLEIGH 3204 (VG)**

Agent Comments

**Price:** \$1,166,667**Method:** Sale**Date:** 09/04/2026**Property Type:** House (Res)**Land Size:** 697 sqm approx**71 Tucker Rd BENTLEIGH 3204 (REI/VG)**

Agent Comments

**Price:** \$1,154,000**Method:** Auction Sale**Date:** 21/03/2026**Property Type:** House (Res)**Land Size:** 397 sqm approx**27 Tucker Rd BENTLEIGH 3204 (REI/VG)**

Agent Comments

**Price:** \$1,116,000**Method:** Auction Sale**Date:** 14/03/2026**Property Type:** House (Res)**Land Size:** 370 sqm approx