

# 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

2/12 Gilmour 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)

Range between \$1,000,000

&

\$1,050,000

### Median sale price

Median price \$850,000

Property Type Unit

Suburb Bentleigh

Period - From 21/05/2025

to

20/05/2026

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 | 1/19 Patterson Rd BENTLEIGH 3204 | \$1,135,000 | 27/03/2026   |
| 2 | 2a Anstee Gr BENTLEIGH 3204      | \$1,175,000 | 19/03/2026   |
| 3 | 2/15 Gilmour Rd BENTLEIGH 3204   | \$1,150,000 | 02/03/2026   |

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:

21/05/2026 09:18



 3    1    2

**Rooms:** 6  
**Property Type:** Unit  
**Land Size:** 341 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,000,000 - \$1,050,000  
**Median Unit Price**  
 21/05/2025 - 20/05/2026: \$850,000

## Comparable Properties



**1/19 Patterson Rd BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$1,135,000  
**Method:** Private Sale  
**Date:** 27/03/2026  
**Property Type:** Unit



**2a Anstee Gr BENTLEIGH 3204 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$1,175,000  
**Method:** Auction Sale  
**Date:** 19/03/2026  
**Property Type:** House (Res)



**2/15 Gilmour Rd BENTLEIGH 3204 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 02/03/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 420 sqm approx

**Account - Woodards** | P: 03 9572 1666 | F: 03 9572 2480