

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

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