

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

2/15 Gilmour Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,195,000

Median sale price

Median price

\$1,530,000

Property Type

Townhouse

Suburb

Bentleigh

Period - From

21/02/2025

to

20/02/2026

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	1/39 Paschal St BENTLEIGH 3204	\$1,180,000	06/12/2025
2	2/8 Castles Rd BENTLEIGH 3204	\$1,295,000	30/10/2025
3	13a Gilmour Rd BENTLEIGH 3204	\$1,120,000	01/10/2025

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:

21/02/2026 12:39

Sarah Gursansky
9593 4500
0467 533 309
sarahgursansky@jellisrcraig.com.au



3 1 2

Property Type: Townhouse

Indicative Selling Price
\$1,195,000
Median Townhouse Price
21/02/2025 - 20/02/2026: \$1,530,000

Comparable Properties



1/39 Paschal St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 1

Price: \$1,180,000
Method: Private Sale
Date: 06/12/2025
Property Type: Unit



2/8 Castles Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,295,000
Method: Private Sale
Date: 30/10/2025
Property Type: Townhouse (Res)



13a Gilmour Rd BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$1,120,000
Method: Private Sale
Date: 01/10/2025
Property Type: Villa

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604