

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

2/19 Gardeners Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$1,480,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2025

to

30/09/2025

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	184b Bignell Rd BENTLEIGH EAST 3165	\$1,050,000	08/11/2025
2	2/42 Elizabeth St BENTLEIGH EAST 3165	\$1,190,000	25/10/2025
3	2 Warwick St BENTLEIGH EAST 3165	\$1,110,000	11/10/2025

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:

10/11/2025 14:13

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Indicative Selling Price
\$1,100,000

Median House Price
September quarter 2025: \$1,480,000



3 2 1

Property Type: House

Comparable Properties



184b Bignell Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,050,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)



2/42 Elizabeth St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,190,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit



2 Warwick St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 3 1

Price: \$1,110,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 375 sqm approx

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