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	2/43 Gilmour Road, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$880,000	Pro	perty Type	Unit		Suburb	Bentleigh
Period - From	01/01/2025	to	31/03/2025		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

1	37a Mckittrick Rd BENTLEIGH 3204	\$1,125,000	17/05/2025
2	12a Celia St BENTLEIGH EAST 3165	\$1,133,000	29/03/2025
3	28 Glenmer St BENTLEIGH 3204	\$1,150,000	22/03/2025

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:	11/06/2025 09:50



Date of sale







Rooms: 5

Property Type: Unit Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 Median Unit Price March quarter 2025: \$880,000

Comparable Properties



37a Mckittrick Rd BENTLEIGH 3204 (REI)

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Price: \$1,125,000
Method: Auction Sale

Date: 17/05/2025 Property Type: Unit **Agent Comments**



12a Celia St BENTLEIGH EAST 3165 (REI)

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Price: \$1,133,000 **Method:** Private Sale **Date:** 29/03/2025

Property Type: Townhouse (Res)

Agent Comments



28 Glenmer St BENTLEIGH 3204 (REI)

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Price: \$1,150,000 Method: Auction Sale Date: 22/03/2025

Property Type: House (Res)

Agent Comments

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





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