

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

2/43 Gilmour Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,180,000

Median sale price

Median price

\$880,000

Property 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	Date of sale
1	1a Rowland St BENTLEIGH EAST 3165	\$1,150,000	21/06/2025
2	37a Mckittrick Rd BENTLEIGH 3204	\$1,125,000	17/05/2025
3	2/22 East View Cr BENTLEIGH EAST 3165	\$1,161,000	15/04/2025

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:

07/07/2025 11:53



 3  2  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,180,000

Median Unit Price

March quarter 2025: \$880,000

Comparable Properties



1a Rowland St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$1,150,000

Method: Auction Sale

Date: 21/06/2025

Property Type: Townhouse (Res)



37a Mckittrick Rd BENTLEIGH 3204 (REI)

Agent Comments

 3  1  1

Price: \$1,125,000

Method: Auction Sale

Date: 17/05/2025

Property Type: Unit



2/22 East View Cr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,161,000

Method: Private Sale

Date: 15/04/2025

Property Type: Townhouse (Single)

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