

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

32 Gilbert Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,624,990

Property Type House

Suburb Bentleigh

Period - From 16/05/2024

to

15/05/2025

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	8 Marquis Rd BENTLEIGH 3204	\$1,740,000	10/05/2025
2	40 Strathmore St BENTLEIGH 3204	\$1,675,500	12/04/2025
3	9 Stonehaven Cr HAMPTON EAST 3188	\$1,690,000	05/04/2025

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:

16/05/2025 11:05



3 2 3

Property Type: House

Comparable Properties



8 Marquis Rd BENTLEIGH 3204 (REI)

Agent Comments

3 1 1

Price: \$1,740,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 789 sqm approx



40 Strathmore St BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,675,500
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 605 sqm approx



9 Stonehaven Cr HAMPTON EAST 3188 (REI)

Agent Comments

3 2 2

Price: \$1,690,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 630 sqm approx