

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

2/12 Gilmour Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$734,000 Property Type Unit Suburb Bentleigh

Period - From 01/01/2026 to 31/03/2026 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	2/204 Patterson Rd BENTLEIGH 3204	\$980,000	11/06/2026
2	1/4 Hamilton St BENTLEIGH 3204	\$980,000	30/05/2026
3	35 Catherine Rd BENTLEIGH EAST 3165	\$1,030,000	23/05/2026

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:

23/06/2026 04:36



 3  1  2

Rooms: 6
Property Type: Unit
Land Size: 341 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,000,000
Median Unit Price
 March quarter 2026: \$734,000

Comparable Properties



2/204 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$980,000
Method: Private Sale
Date: 11/06/2026
Property Type: Unit
Land Size: 222 sqm approx



1/4 Hamilton St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$980,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Townhouse (Single)



35 Catherine Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  1

Price: \$1,030,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 343 sqm approx

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