

# 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

39 Gilmour Road, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$2,175,000 & \$2,392,500

### Median sale price

Median price \$1,762,000 Property Type House Suburb Bentleigh

Period - From 01/10/2025 to 31/12/2025 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	24b Flowerdale Rd HAMPTON EAST 3188	\$2,245,000	04/02/2026
2	13a Telford St HIGHETT 3190	\$2,375,000	25/08/2025
3	19a Marquis Rd BENTLEIGH 3204	\$2,250,000	23/08/2025

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:

12/02/2026 10:12



4   3   2

**Property Type:** House (Res)

**Land Size:** 696 sqm approx

[Agent Comments](#)

**Indicative Selling Price**  
\$2,175,000 - \$2,392,500  
**Median House Price**  
December quarter 2025: \$1,762,000

## Comparable Properties



**24b Flowerdale Rd HAMPTON EAST 3188 (REI)**

4   2   4

**Price:** \$2,245,000

**Method:** Sold Before Auction

**Date:** 04/02/2026

**Property Type:** Townhouse (Single)

**Land Size:** 338 sqm approx

[Agent Comments](#)



**13a Telford St HIGHETT 3190 (REI/VG)**

4   3   2

**Price:** \$2,375,000

**Method:** Private Sale

**Date:** 25/08/2025

**Property Type:** Townhouse (Single)

**Land Size:** 325 sqm approx

[Agent Comments](#)



**19a Marquis Rd BENTLEIGH 3204 (REI/VG)**

4   3   4

**Price:** \$2,250,000

**Method:** Private Sale

**Date:** 23/08/2025

**Property Type:** Townhouse (Single)

[Agent Comments](#)

**Account - Nick Johnstone** | P: 03 9553 8300 | F: 03 9553 8400