

# 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](http://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

39 Gilmour Road, Bentleigh Vic 3204

**NICK JOHNSTONE**  
*your personal agent*

Joe Doyle

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**Indicative Selling Price**

\$2,175,000 - \$2,392,500

**Median House Price**

December quarter 2025: \$1,762,000



4 3 2

**Property Type:** House (Res)

**Land Size:** 696 sqm approx

Agent Comments

## Comparable Properties



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

Agent Comments

4 2 4

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

**Method:** Sold Before Auction

**Date:** 04/02/2026

**Property Type:** Townhouse (Single)

**Land Size:** 338 sqm approx



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

Agent Comments

4 3 2

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

**Method:** Private Sale

**Date:** 25/08/2025

**Property Type:** Townhouse (Single)

**Land Size:** 325 sqm approx



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

Agent Comments

4 3 4

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

**Method:** Private Sale

**Date:** 23/08/2025

**Property Type:** Townhouse (Single)

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



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