

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

26 Galtum Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,692,000

Property Type House

Suburb Bentleigh

Period - From 01/07/2024

to

30/06/2025

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	23 Campbell St BENTLEIGH 3204	\$2,200,000	21/06/2025
2	41 Wright St BENTLEIGH 3204	\$2,200,000	03/06/2025
3	32 Gilbert Gr BENTLEIGH 3204	\$2,147,000	17/05/2025

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:

16/09/2025 12:04



3 1 2

Rooms: 7
Property Type: House
Land Size: 613 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending June 2025: \$1,692,000

Comparable Properties



23 Campbell St BENTLEIGH 3204 (REI/VG)

Agent Comments

5 2 4

Price: \$2,200,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 750 sqm approx



41 Wright St BENTLEIGH 3204 (VG)

Agent Comments

4 - -

Price: \$2,200,000
Method: Sale
Date: 03/06/2025
Property Type: House (Res)
Land Size: 751 sqm approx



32 Gilbert Gr BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 3

Price: \$2,147,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 650 sqm approx

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