

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

2/15 Gilmour Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,195,000

Median sale price

Median price

\$1,530,000

Property Type

Townhouse

Suburb

Bentleigh

Period - From

21/02/2025

to

20/02/2026

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	1/39 Paschal St BENTLEIGH 3204	\$1,180,000	06/12/2025
2	2/8 Castles Rd BENTLEIGH 3204	\$1,295,000	30/10/2025
3	13a Gilmour Rd BENTLEIGH 3204	\$1,120,000	01/10/2025

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:

21/02/2026 12:39

2/15 Gilmour Road, Bentleigh Vic 3204

JellisCraig

Sarah Gursansky

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Indicative Selling Price

\$1,195,000

Median Townhouse Price

21/02/2025 - 20/02/2026: \$1,530,000



 3  1  2

Property Type: Townhouse

Comparable Properties



1/39 Paschal St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,180,000

Method: Private Sale

Date: 06/12/2025

Property Type: Unit



2/8 Castles Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,295,000

Method: Private Sale

Date: 30/10/2025

Property Type: Townhouse (Res)



13a Gilmour Rd BENTLEIGH 3204 (REI)

Agent Comments

 2  1  1

Price: \$1,120,000

Method: Private Sale

Date: 01/10/2025

Property Type: Villa

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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