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	32 Gilbert Grove, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,624,990 Property Type House Suburb Bentleigh

Period - From 16/05/2024 to 15/05/2025 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	8 Marquis Rd BENTLEIGH 3204	$1,740,000	10/05/2025
2	40 Strathmore St BENTLEIGH 3204	$1,675,500	12/04/2025
3	9 Stonehaven Cr HAMPTON EAST 3188	$1,690,000	05/04/2025

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: 16/05/2025 11:05

32 Gilbert Grove, Bentleigh Vic 3204

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3 2 3

Property Type: House

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
16/05/2024 - 15/05/2025: $1,624,990

Comparable Properties



8 Marquis Rd BENTLEIGH 3204 (REI)

3 1 1

Price: $1,740,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 789 sqm approx

Agent Comments



40 Strathmore St BENTLEIGH 3204 (REI)

3 1 2

Price: $1,675,500
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 605 sqm approx

Agent Comments



9 Stonehaven Cr HAMPTON EAST 3188 (REI)

3 2 2

Price: $1,690,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 630 sqm approx

Agent Comments

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