

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

31 Gardenia Road, Gardenvale Vic 3185

Indicative selling price

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

Range between \$2,900,000

&

\$3,190,000

Median sale price

Median price \$1,800,000

Property Type House

Suburb Gardenvale

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	42 Elster Av ELSTERNWICK 3185	\$2,900,000	31/05/2025
2	23 Oswald St ELSTERNWICK 3185	\$3,200,000	15/05/2025
3	77 Gardenvale Rd GARDENVALE 3185	\$3,000,000	15/03/2025

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:

17/07/2025 10:34



4 2 2

Property Type: House (Res)
Land Size: 919 sqm approx
Agent Comments

Indicative Selling Price
\$2,900,000 - \$3,190,000
Median House Price
Year ending June 2025: \$1,800,000

Comparable Properties



42 Elster Av ELSTERNWICK 3185 (REI)

Agent Comments

4 2 2

Price: \$2,900,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 853 sqm approx



23 Oswald St ELSTERNWICK 3185 (REI/VG)

Agent Comments

4 2 3

Price: \$3,200,000
Method: Sold Before Auction
Date: 15/05/2025
Property Type: House (Res)
Land Size: 976 sqm approx



77 Gardenvale Rd GARDENVALE 3185 (REI/VG)

Agent Comments

4 2 2

Price: \$3,000,000
Method: Sold Before Auction
Date: 15/03/2025
Property Type: House (Res)
Land Size: 697 sqm approx