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	11/33 Gardenia Road, Gardenvale Vic 3185
Including suburb and	
postcode	
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Indicative selling price

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

Single price	\$348,000
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Median sale price

Median price \$730,000	Pro	operty Type Uni	t		Suburb	Gardenvale
Period - From 11/11/2024	to	10/11/2025	Soı	urce	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

Add	dress of comparable property	Price	Date of sale
1	10/481 Kooyong Rd ELSTERNWICK 3185	\$332,250	30/09/2025
2	12/559 Glen Huntly Rd ELSTERNWICK 3185	\$358,000	29/09/2025
3	19/49 Clarence St ELSTERNWICK 3185	\$350,000	04/08/2025

OR

B*-The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/11/2025 18:17



BigginScott*





Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price \$348,000 **Median Unit Price** 11/11/2024 - 10/11/2025: \$730,000

Comparable Properties



10/481 Kooyong Rd ELSTERNWICK 3185 (REI/VG)

Price: \$332,250

Method: Sold Before Auction

Date: 30/09/2025

Property Type: Apartment

Agent Comments



12/559 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)





Agent Comments

Price: \$358,000 Method: Private Sale Date: 29/09/2025

Property Type: Apartment



19/49 Clarence St ELSTERNWICK 3185 (REI/VG)





Agent Comments

Price: \$350,000 Method: Private Sale Date: 04/08/2025

Property Type: Apartment

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433





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