

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

11/33 Gardenia Road, Gardenvale Vic 3185

Indicative selling price

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

Single price

\$348,000

Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Gardenvale

Period - From

11/11/2024

to

10/11/2025

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.

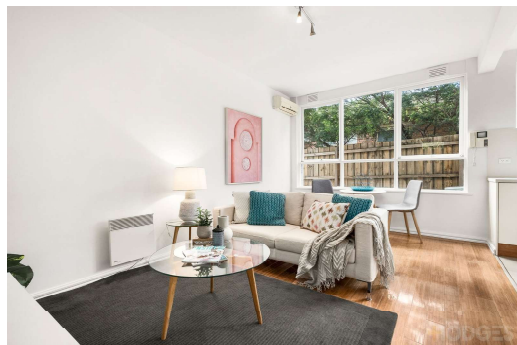
	Address of comparable property	Price	Date of sale
1	10/481 Kooyong Rd ELSTERNWICK 3185	\$332,250	30/09/2025
2	12/559 Glen Huntly Rd ELSTERNWICK 3185	\$358,000	29/09/2025
3	19/49 Clarence St ELSTERNWICK 3185	\$350,000	04/08/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties 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



1
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 1

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)

Agent Comments

1
 1
 1

Price: \$332,250

Method: Sold Before Auction

Date: 30/09/2025

Property Type: Apartment



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

Agent Comments

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 1

Price: \$358,000

Method: Private Sale

Date: 29/09/2025

Property Type: Apartment



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

Agent Comments

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 1
 1

Price: \$350,000

Method: Private Sale

Date: 04/08/2025

Property Type: Apartment

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