

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 \$338,000

Median sale price

Median price \$730,000

Property Type Unit

Suburb Gardenvale

Period - From 02/12/2024

to 01/12/2025

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	7/33 Gardenia Rd GARDENVALE 3185	\$331,000	16/07/2025
3	3/7 Ross St ELSTERNWICK 3185	\$337,000	15/07/2025

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:

02/12/2025 10:01



Property Type:
Agent Comments

Indicative Selling Price
\$338,000

Median Unit Price
02/12/2024 - 01/12/2025: \$730,000

Comparable Properties



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

Agent Comments



Price: \$332,250
Method: Sold Before Auction
Date: 30/09/2025
Property Type: Apartment

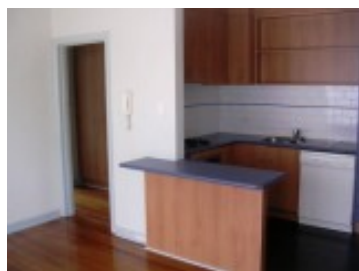


7/33 Gardenia Rd GARDENVALE 3185 (REI/VG)

Agent Comments



Price: \$331,000
Method: Sold Before Auction
Date: 16/07/2025
Property Type: Apartment



3/7 Ross St ELSTERNWICK 3185 (VG)

Agent Comments



Price: \$337,000
Method: Sale
Date: 15/07/2025
Property Type: Strata Unit/Flat

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



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