

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

10 Gardenia Road, Gardenvale Vic 3185

Indicative selling price

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

Range between \$1,850,000 & \$2,030,000

Median sale price

Median price \$1,850,000 Property Type House Suburb Gardenvale

Period - From 26/05/2025 to 25/05/2026 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	132 Murray St CAULFIELD 3162	\$2,000,000	27/03/2026
2	408 North Rd ORMOND 3204	\$1,925,000	14/03/2026
3	33 Bridge St BRIGHTON 3186	\$2,010,000	28/02/2026

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:

26/05/2026 17:52



 4
  2
  2

Property Type: House
Land Size: 522 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,850,000 - \$2,030,000
Median House Price
 26/05/2025 - 25/05/2026: \$1,850,000

Comparable Properties



132 Murray St CAULFIELD 3162 (REI)

Agent Comments

 4
  2
  3

Price: \$2,000,000
Method: Sold Before Auction
Date: 27/03/2026
Property Type: House (Res)
Land Size: 793 sqm approx



408 North Rd ORMOND 3204 (REI/VG)

Agent Comments

 4
  2
  5

Price: \$1,925,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 798 sqm approx



33 Bridge St BRIGHTON 3186 (REI)

Agent Comments

 4
  1
  2

Price: \$2,010,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 532 sqm approx

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



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