

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

6a Lucy Street, Gardenvale Vic 3185

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$1,805,000 Property Type House Suburb Gardenvale

Period - From 04/03/2024 to 03/03/2025 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	38A Cedar St CAULFIELD SOUTH 3162	\$1,882,000	22/02/2025
2	9A Steele St CAULFIELD SOUTH 3162	\$1,770,000	03/12/2024
3	5a Ludbrook Av CAULFIELD SOUTH 3162	\$1,725,000	17/10/2024

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:

04/03/2025 10:30



 3
  2
  3

Rooms: 7

Property Type: House

Land Size: 326 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

04/03/2024 - 03/03/2025: \$1,805,000

Comparable Properties



38A Cedar St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 3
  2
  2

Price: \$1,882,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Townhouse (Single)



9A Steele St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 4
  3
  2

Price: \$1,770,000

Method: Private Sale

Date: 03/12/2024

Property Type: Unit



5a Ludbrook Av CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,725,000

Method: Sold Before Auction

Date: 17/10/2024

Property Type: Townhouse (Res)

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



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