

# 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 3/51 Begonia Road, Gardenvale Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### Median sale price\*

Median price \$1,496,000 Property Type Townhouse Suburb Gardenvale

Period - From 01/11/2024 to 10/02/2025 Source pdol

### 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	676 Hawthorn Rd BRIGHTON EAST 3187	\$1,413,000	30/11/2024
2	1/71 Teak St CAULFIELD SOUTH 3162	\$1,565,000	19/11/2024
3	12a Aileen Av CAULFIELD SOUTH 3162	\$1,512,500	16/11/2024

**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: 10/02/2025 09:50

\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

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**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median Townhouse Price \***  
01/11/2024 - 10/02/2025: \$1,496,000  
\* Agent calculated median based on 3 sales

## Comparable Properties



**676 Hawthorn Rd BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

 3    2    3

**Price:** \$1,413,000  
**Method:** Auction Sale  
**Date:** 30/11/2024  
**Property Type:** House (Res)



**1/71 Teak St CAULFIELD SOUTH 3162 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,565,000  
**Method:** Private Sale  
**Date:** 19/11/2024  
**Property Type:** House  
**Land Size:** 280 sqm approx



**12a Aileen Av CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**

 3    3    2

**Price:** \$1,512,500  
**Method:** Auction Sale  
**Date:** 16/11/2024  
**Property Type:** Townhouse (Res)

**Account - Belle Property Sandringham** | P: 03 9521 9800 | F: 03 9521 9840