

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 18 Gardenia Road, Gardenvale Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$2,250,000 & \$2,475,000

Median sale price

Median price \$1,987,500 Property type House Suburb Gardenvale

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
12 Oxford St BRIGHTON EAST 3187	\$2,500,000	24/03/2024
9 Lockwood Av BRIGHTON EAST 3187	\$2,500,000	02/03/2024

This Statement of Information was prepared on: 29/04/2024