

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

Single price \$1,499,000

Median sale price*

Median price \$1,485,833

Property Type Townhouse

Suburb Gardenvale

Period - From 21/09/2024

to 15/03/2025

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 | 5/58 Cluden St BRIGHTON EAST 3187 | \$1,435,000 | 06/02/2025 |
| 2 | 12a Aileen Av CAULFIELD SOUTH 3162 | \$1,512,500 | 16/11/2024 |
| 3 | 4/49 Seymour Rd ELSTERNWICK 3185 | \$1,510,000 | 21/09/2024 |

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:

15/03/2025 15:14

* 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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3 2 2

Property Type: Townhouse
(Single)
Land Size: 162 sqm approx
Agent Comments

Indicative Selling Price
\$1,499,000
Median Townhouse Price *
21/09/2024 - 15/03/2025: \$1,485,833
* Agent calculated median based on 3 sales

Comparable Properties



5/58 Cluden St BRIGHTON EAST 3187 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,435,000
Method: Private Sale
Date: 06/02/2025
Property Type: Townhouse (Single)



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)



4/49 Seymour Rd ELSTERNWICK 3185 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,510,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Townhouse (Res)

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