

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 493 Kooyong Road, Gardenvale Vic 3185

Indicative selling price

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

Range between \$2,100,000 & \$2,225,000

Median sale price

Median price \$1,815,000 Property Type House Suburb Gardenvale

Period - From 06/02/2024 to 05/02/2025 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	22 Venus St CAULFIELD SOUTH 3162	\$2,400,000	25/11/2024
2	37 Jupiter St CAULFIELD SOUTH 3162	\$2,105,000	27/10/2024
3			

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: 06/02/2025 15:10



 4  2  3

Property Type: House
Land Size: 772 sqm approx
Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,225,000

Median House Price

06/02/2024 - 05/02/2025: \$1,815,000

Comparable Properties



22 Venus St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 3  1  2

Price: \$2,400,000
Method: Private Sale
Date: 25/11/2024
Property Type: House (Res)
Land Size: 1078 sqm approx



37 Jupiter St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 4  2  4

Price: \$2,105,000
Method: Auction Sale
Date: 27/10/2024
Property Type: House (Res)
Land Size: 730 sqm approx

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.