

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

485 Kooyong Road, Gardenvale Vic 3185

Indicative selling price

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

Single price \$1,425,000

Median sale price

Median price \$2,155,000

Property type House

Suburb Gardenvale

Period - From 17/10/2022

to 16/10/2023

Source REIV

Comparable property sales

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
89 Gardenvale Rd GARDENVALE 3185	\$1,553,000	03/08/2023
372 North Rd ORMOND 3204	\$1,515,000	12/08/2023
407 Kooyong Rd ELSTERNWICK 3185	\$1,503,000	28/05/2023

This Statement of Information was prepared on: 23/11/2023