

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

1/18 Magnolia Road, Gardenvale Vic 3185

Indicative selling price

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

Single price \$749,000

Median sale price

Median price \$581,000

Property Type Unit

Suburb Gardenvale

Period - From 03/04/2024

to 02/04/2025

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	1/117 Cochrane St BRIGHTON 3186	\$810,000	24/03/2025
2	8/112-118 Gardenvale Rd GARDENVALE 3185	\$730,000	04/03/2025
3	17/4 Parkside St ELSTERNWICK 3185	\$760,000	15/02/2025

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:

03/04/2025 22:13

1/18 Magnolia Road, Gardenvale Vic 3185

Jellis
Craig

Eileen Bell
91941200

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Indicative Selling Price

\$749,000

Median Unit Price

03/04/2024 - 02/04/2025: \$581,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/117 Cochrane St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$810,000
Method: Private Sale
Date: 24/03/2025
Property Type: Unit



8/112-118 Gardenvale Rd GARDENVALE 3185 (REI)

Agent Comments

2 2 1

Price: \$730,000
Method: Private Sale
Date: 04/03/2025
Property Type: Unit



17/4 Parkside St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 1 1

Price: \$760,000
Method: Private Sale
Date: 15/02/2025
Property Type: Flat

Account - Jellis Craig | P: 03 9194 1200



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