Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address Including suburb and	1/18 Magnolia Road, Gardenvale VIC 3185
postcode	

Indicative selling price

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

Range between \$700,000	&	\$750,000
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Median sale price

Median price	\$1,277,500	Pro	operty Type Uni	t		Suburb	Gardenvale
Period - From	27/05/2025	to	25/11/2025	So	urce	Cotality	ГМ

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/2 Victoria Street Elsternwick VIC 3185	\$771,600	26/08/2025
2/648 Glen Huntly Road Caulfield South VIC 3162	\$710,000	14/06/2025
10/10 Parkside Street Elsternwick VIC 3185	\$760,000	29/05/2025

This Statement of Information was prepared on:	27/11/2025

