

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$749,000

&

\$820,000

### Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Gardenvale

Period - From

11/03/2025

to

10/09/2025

Source

Cotality™

### 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	25/08/2025
34/1 Asling Street Brighton VIC 3186	\$810,000	24/03/2025
12/573 Glen Huntly Road Elsternwick VIC 3185	\$756,000	15/03/2025

This Statement of Information was prepared on:

11/09/2025