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

21 BURNLEIGH DRIVE GLADSTONE PARK VIC 3043

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$645,000	&	\$669,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$760,000	Prop	erty type	House		Suburb	Gladstone Park
Period-from	01 Oct 2024	to	30 Sep 2	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 6 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
49 WOODSTOCK DRIVE GLADSTONE PARK VIC 3043	\$702,500	26-May-25
17 CASSANDRA DRIVE GLADSTONE PARK VIC 3043	\$727,000	14-Jun-25
1 RODWELL PLACE GLADSTONE PARK VIC 3043	\$700,000	27-Aug-25

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 6 months.

This Statement of Information was prepared on: 17 October 2025





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49 WOODSTOCK DRIVE **GLADSTONE PARK VIC 3043**

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₾ 1

⇔ 2

Sold Price

\$702,500 Sold Date 26-May-25

Distance

0.65km



17 CASSANDRA DRIVE **GLADSTONE PARK VIC 3043**

Sold Price

\$727,000 Sold Date 14-Jun-25

Distance 0.49km



1 RODWELL PLACE GLADSTONE PARK VIC 3043

= 3

\$ 2

Sold Price

*\$700,000 Sold Date 27-Aug-25

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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