

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

30 GARD ROAD MOUNT COTTRELL VIC 3024

Indicative selling price

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

Single Price

\$8,000,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$308,000

Property type

Land

Suburb

Mount Cottrell

Period-from

01 Nov 2024

to

31 Oct 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

640 DAVIS ROAD TARNEIT VIC 3029	\$7,618,450	18-Nov-24
610 DAVIS ROAD TARNEIT VIC 3029	\$7,170,398	18-Nov-24
620 DAVIS ROAD TARNEIT VIC 3029	\$6,955,072	18-Nov-24

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: 07 November 2025



640 DAVIS ROAD TARNEIT VIC 3029

 3
  2
  -

Sold Price **\$7,618,450** Sold Date **18-Nov-24**

Distance **1.91km**



610 DAVIS ROAD TARNEIT VIC 3029

 4
  2
  2

Sold Price **\$7,170,398** Sold Date **18-Nov-24**

Distance **1.72km**



620 DAVIS ROAD TARNEIT VIC 3029

 4
  -
  -

Sold Price **\$6,955,072** Sold Date **18-Nov-24**

Distance **1.81km**

RS = Recent sale UN = Undisclosed Sale

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