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 Magnolia Road, Gardenvale Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,700,000		&		\$1,870,000				
Median sale p	rice								
Median price	\$1,982,500	Pro	operty Type	Hou	se		Suburb	Gardenvale	
Period - From	01/04/2024	to	31/03/2025		So	urce	REIV		

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.

Ad	dress of comparable property	Price	Date of sale
1	36 Clarence St ELSTERNWICK 3185	\$1,950,000	01/03/2025
2	13 Clarence St ELSTERNWICK 3185	\$1,835,000	27/02/2025
3	49 Victoria St ELSTERNWICK 3185	\$1,730,000	25/02/2025

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:

26/06/2025 17:48



BigginScott^{*}





Property Type: House Land Size: 390 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,870,000 Median House Price Year ending March 2025: \$1,982,500

Agent Comments

Agent Comments

Comparable Properties



Price: \$1,950,000 Method: Auction Sale Date: 01/03/2025 Property Type: House (Res) Land Size: 514 sqm approx

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13 Clarence St ELSTERNWICK 3185 (VG)

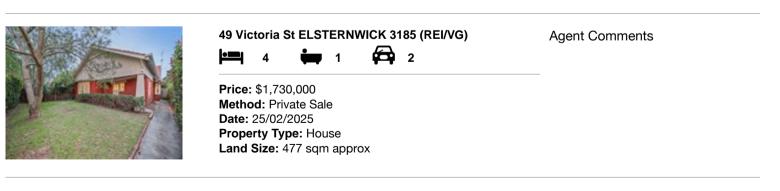
36 Clarence St ELSTERNWICK 3185 (REI)

2

1



Price: \$1,835,000 Method: Sale Date: 27/02/2025 Property Type: House (Res) Land Size: 358 sqm approx



Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



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