

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

Range between \$1,700,000

&

\$1,870,000

### Median sale price

Median price \$1,982,500

Property Type House

Suburb Gardenvale

Period - From 01/04/2024

to

31/03/2025

Source 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.

	Address 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



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**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

## Comparable Properties



**36 Clarence St ELSTERNWICK 3185 (REI)**

**Agent Comments**

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



**13 Clarence St ELSTERNWICK 3185 (VG)**

**Agent Comments**

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



**49 Victoria St ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**

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**Price:** \$1,730,000  
**Method:** Private Sale  
**Date:** 25/02/2025  
**Property Type:** House  
**Land Size:** 477 sqm approx

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