

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

46 CLARKE 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

\$1,050,000

&

\$1,055,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$781,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Jan 2025

to

31 Dec 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

22 GABRIELLE CRESCENT GLADSTONE PARK VIC 3043	\$1,030,000	04-Oct-25
282 CARRICK DRIVE GLADSTONE PARK VIC 3043	\$1,045,000	26-Nov-25
12 BARCLAY CLOSE GLADSTONE PARK VIC 3043	\$1,052,000	19-Jul-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.~~

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Jason Padula
P 9338 7111
M 0402 149 436
E jpadula@ypa.com.au



**22 GABRIELLE CRESCENT
GLADSTONE PARK VIC 3043**

3 3 2

Sold Price ^{RS} **\$1,030,000** Sold Date **04-Oct-25**

Distance **1.69km**



**282 CARRICK DRIVE GLADSTONE
PARK VIC 3043**

3 2 1

Sold Price ^{RS} **\$1,045,000** Sold Date **26-Nov-25**

Distance **0.51km**



**12 BARCLAY CLOSE GLADSTONE
PARK VIC 3043**

6 3 2

Sold Price **\$1,052,000** Sold Date **19-Jul-25**

Distance **1.22km**



**108 RALEIGH STREET
WESTMEADOWS VIC 3049**

3 2 1

Sold Price ^{RS} **\$1,204,000** Sold Date **12-Dec-25**

Distance **1.09km**

RS = Recent sale UN = Undisclosed Sale

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