

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

56 ELMHURST ROAD 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

\$720,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Gladstone Park

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

24 BURBANK AVENUE GLADSTONE PARK VIC 3043	\$743,000	03-Jun-25
44 WOODSTOCK DRIVE GLADSTONE PARK VIC 3043	\$744,000	12-Aug-25
24 NORTH CIRCULAR ROAD GLADSTONE PARK VIC 3043	\$750,000	04-Jun-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: 14 November 2025



Luke Albioli
P 03 9338 7111
M 0403 700 003
E luke@ypa.com.au



**24 BURBANK AVENUE
GLADSTONE PARK VIC 3043**

3 1 2

Sold Price **\$743,000** Sold Date **03-Jun-25**

Distance **0.62km**

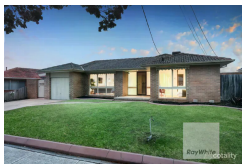


**44 WOODSTOCK DRIVE
GLADSTONE PARK VIC 3043**

3 1 2

Sold Price **\$744,000** Sold Date **12-Aug-25**

Distance **0.84km**



**24 NORTH CIRCULAR ROAD
GLADSTONE PARK VIC 3043**

3 1 2

Sold Price **\$750,000** Sold Date **04-Jun-25**

Distance **1.42km**

RS = Recent sale **UN** = Undisclosed Sale

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