

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

6/48 Magnolia Road, Gardenvale Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$315,000

&

\$335,000

Median sale price

Median price

\$581,000

Property Type

Unit

Suburb

Gardenvale

Period - From

01/07/2024

to

30/06/2025

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	7/33 Gardenia Rd GARDENVALE 3185	\$331,000	16/07/2025
2	7/365 Hawthorn Rd CAULFIELD SOUTH 3162	\$325,000	16/04/2025
3	13/41 Clarence St ELSTERNWICK 3185	\$322,000	26/02/2025

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:

11/08/2025 12:40



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$315,000 - \$335,000

Median Unit Price

Year ending June 2025: \$581,000

Comparable Properties



7/33 Gardenia Rd GARDENVALE 3185 (REI)

Agent Comments

 1
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Price: \$331,000

Method: Sold Before Auction

Date: 16/07/2025

Property Type: Apartment



7/365 Hawthorn Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

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Price: \$325,000

Method: Auction Sale

Date: 16/04/2025

Property Type: Apartment

13/41 Clarence St ELSTERNWICK 3185 (VG)

Agent Comments

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Price: \$322,000

Method: Sale

Date: 26/02/2025

Property Type: Strata Unit/Flat

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372