

# 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

8/112-118 Gardenvale 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

\$700,000

&

\$750,000

### Median sale price

Median price

\$581,000

Property Type

Unit

Suburb

Gardenvale

Period - From

10/02/2024

to

09/02/2025

Source

Property Data

### 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	13/41 Horne St ELSTERNWICK 3185	\$775,000	18/01/2025
2	210/241 Glen Huntly Rd ELSTERNWICK 3185	\$799,900	10/12/2024
3	18/378 Glen Huntly Rd ELSTERNWICK 3185	\$715,000	09/12/2024

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:

10/02/2025 10:00



2 2 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$700,000 - \$750,000

**Median Unit Price**

10/02/2024 - 09/02/2025: \$581,000

## Comparable Properties



**13/41 Horne St ELSTERNWICK 3185 (REI)**

**Agent Comments**

2 1 2

**Price:** \$775,000  
**Method:** Private Sale  
**Date:** 18/01/2025  
**Property Type:** Apartment



**210/241 Glen Huntly Rd ELSTERNWICK 3185 (VG)**

**Agent Comments**

2 - -

**Price:** \$799,900  
**Method:** Sale  
**Date:** 10/12/2024  
**Property Type:** Strata Unit/Flat



**18/378 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 09/12/2024  
**Property Type:** Apartment