

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 SOUTH CIRCULAR 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

\$750,000

&

\$800,000

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

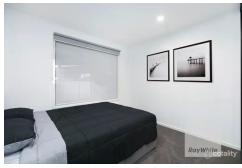
Date of sale

5 WILTSHIRE ROAD GLADSTONE PARK VIC 3043	\$810,000	20-Sep-25
44 LACKENHEATH DRIVE TULLAMARINE VIC 3043	\$800,000	25-Oct-25
9 SAMARA GROVE GLADSTONE PARK VIC 3043	\$760,000	04-Oct-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: 11 November 2025



5 WILTSHIRE ROAD GLADSTONE PARK VIC 3043

3 1 3

Sold Price

^{RS}

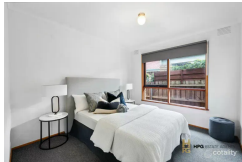
\$810,000

Sold Date

20-Sep-25

Distance

0.59km



44 LACKENHEATH DRIVE TULLAMARINE VIC 3043

3 1 2

Sold Price

^{RS}

\$800,000

Sold Date

25-Oct-25

Distance

1.11km



9 SAMARA GROVE GLADSTONE PARK VIC 3043

3 1 2

Sold Price

^{RS}

\$760,000

Sold Date

04-Oct-25

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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