Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	9/43 Lantana Road, Gardenvale Vic 3185
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$275,000	&	\$300,000

Median sale price

Median price	\$730,000	Pro	perty Type	Jnit]	Suburb	Gardenvale
Period - From	01/10/2024	to	30/09/2025	So	ource	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

7,01	aress of comparable property	1 1100	Date of Sale
1	10/481 Kooyong Rd ELSTERNWICK 3185	\$332,250	30/09/2025
2	7/33 Gardenia Rd GARDENVALE 3185	\$331,000	16/07/2025
3	5/28 Eumeralla Rd CAULFIELD SOUTH 3162	\$282,000	15/05/2025

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:	11/11/2025 12:23



Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$275,000 - \$300,000 Median Unit Price Year ending September 2025: \$730,000

Comparable Properties



10/481 Kooyong Rd ELSTERNWICK 3185 (REI/VG)

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Price: \$332,250

Method: Sold Before Auction

Date: 30/09/2025

Property Type: Apartment

Agent Comments



7/33 Gardenia Rd GARDENVALE 3185 (REI/VG)

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Price: \$331,000

Method: Sold Before Auction

Date: 16/07/2025

Property Type: Apartment

Agent Comments

Agent Comments



5/28 Eumeralia Rd CAULFIELD SOUTH 3162 (REI/VG)

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Price: \$282,000 **Method:** Private Sale **Date:** 15/05/2025

Property Type: Apartment

Account - VICPROP | P: 03 8888 1011





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