

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

21 Lantana Road, Gardenvale Vic 3185

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$730,000 Property Type Unit Suburb Gardenvale

Period - From 01/01/2025 to 31/12/2025 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	2 Ross St ELSTERNWICK 3185	\$1,250,000	13/01/2026
2	2b Keeron St CAULFIELD SOUTH 3162	\$1,295,000	19/11/2025
3	3 Larch St CAULFIELD SOUTH 3162	\$1,281,000	06/11/2025

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:

23/02/2026 10:57

21 Lantana Road, Gardenvale Vic 3185



 2  1  2

Property Type: House (Res)
Land Size: 162 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Unit Price
Year ending December 2025: \$730,000

Comparable Properties



2 Ross St ELSTERNWICK 3185 (VG)

[Agent Comments](#)

 3  -  -

Price: \$1,250,000
Method: Sale
Date: 13/01/2026
Property Type: House (Res)
Land Size: 220 sqm approx



2b Keeron St CAULFIELD SOUTH 3162 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,295,000
Method: Private Sale
Date: 19/11/2025
Property Type: House



3 Larch St CAULFIELD SOUTH 3162 (REI/VG)

[Agent Comments](#)

 2  1  2

Price: \$1,281,000
Method: Sold Before Auction
Date: 06/11/2025
Property Type: House (Res)

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666



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