

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

2/32 Gardenia Road, Gardenvale VIC 3185

Indicative selling price

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

Range between

\$440,000

&

\$470,000

Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Gardenvale

Period - From

25/08/2025

to

24/02/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
10/49 Lantana Rd, Gardenvale Vic	\$490,000	05/02/2026
14/481 Kooyong Rd, ELSTERNWICK Vic	\$465,000	23/11/2025
7/4 Yorston Ct, Elsternwick Vic	\$455,000	22/11/2025

This Statement of Information was prepared on:

25/02/2026