

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

103/111 GARDENVALE ROAD GARDENVALE VIC 3185

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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,810,000

Property type

House

Suburb

Gardenvale

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

4/440 KOORYONG ROAD CAULFIELD SOUTH VIC 3162	\$870,000	19-Feb-25
6/22-24 WARLEIGH GROVE BRIGHTON VIC 3186	\$855,000	02-Apr-25
209/26 WARLEIGH GROVE BRIGHTON VIC 3186	\$816,000	26-Feb-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: 10 June 2025

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**4/440 KOOYONG ROAD
CAULFIELD SOUTH VIC 3162**
 2  2  1

Sold Price **\$870,000** Sold Date **19-Feb-25**

Distance **0.72km**

**6/22-24 WARLEIGH GROVE
BRIGHTON VIC 3186**
 2  2  2

Sold Price **\$855,000** Sold Date **02-Apr-25**

Distance **0.82km**

**209/26 WARLEIGH GROVE
BRIGHTON VIC 3186**
 2  2  1

Sold Price **\$816,000** Sold Date **26-Feb-25**

Distance **0.83km**
RS = Recent sale

UN = Undisclosed Sale

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