

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

4 MAGNOLIA 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

\$1,455,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$456,250

Property type

Unit

Suburb

Gardenvale

Period-from

01 May 2024

to

30 Apr 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

16 BEGONIA ROAD GARDENVALE VIC 3185	\$1,687,500	30-Nov-24
48A BEGONIA ROAD GARDENVALE VIC 3185	\$1,650,000	18-Dec-24
59 ELSTER AVENUE GARDENVALE VIC 3185	\$1,468,000	17-Apr-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: 21 May 2025



**16 BEGONIA ROAD GARDENVALE
VIC 3185**

Sold Price

\$1,687,500

Sold Date **30-Nov-24**

3 1 2

Distance **0.22km**



**48A BEGONIA ROAD
GARDENVALE VIC 3185**

Sold Price

\$1,650,000

Sold Date **18-Dec-24**

3 2 2

Distance **0.36km**



**59 ELSTER AVENUE GARDENVALE
VIC 3185**

Sold Price

^{RS} **\$1,468,000** ^{UN}

Sold Date **17-Apr-25**

2 2 1

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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