

# 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

7/33 Gardenia Road, Gardenvale Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$300,000

&

\$330,000

### Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

Gardenvale

Period - From

01/04/2024

to

31/03/2025

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	4/41 Clarence St ELSTERNWICK 3185	\$342,500	01/06/2025
2	13/41 Clarence St ELSTERNWICK 3185	\$322,000	26/02/2025
3	2/399 Kooyong Rd ELSTERNWICK 3185	\$310,000	14/02/2025

**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:

26/06/2025 12:48

7/33 Gardenia Road, Gardenvale Vic 3185



Oren Flamm

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**Indicative Selling Price**

\$300,000 - \$330,000

**Median Unit Price**

Year ending March 2025: \$540,000



1 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**4/41 Clarence St ELSTERNWICK 3185 (REI)**

Agent Comments

1 1 1

**Price:** \$342,500

**Method:** Private Sale

**Date:** 01/06/2025

**Property Type:** Apartment

**13/41 Clarence St ELSTERNWICK 3185 (VG)**

Agent Comments

1 - -

**Price:** \$322,000

**Method:** Sale

**Date:** 26/02/2025

**Property Type:** Strata Unit/Flat



**2/399 Kooyong Rd ELSTERNWICK 3185 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$310,000

**Method:** Sold Before Auction

**Date:** 14/02/2025

**Property Type:** Apartment

**Account** - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900



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