

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

13 CASTLETON COURT GLADSTONE PARK VIC 3043

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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

104 LENOAK STREET GLADSTONE PARK VIC 3043	\$805,000	13-Mar-25
330 CARRICK DRIVE GLADSTONE PARK VIC 3043	\$825,500	27-Jun-25
1 CASTLETON COURT GLADSTONE PARK VIC 3043	\$850,500	12-May-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: 24 July 2025


**104 LENOAK STREET GLADSTONE
PARK VIC 3043**

 4
  2
  1

Sold Price

\$805,000

Sold Date

13-Mar-25

Distance

1.4km

**330 CARRICK DRIVE GLADSTONE
PARK VIC 3043**

 4
  1
  1

Sold Price

^{RS} **\$825,500**

Sold Date

27-Jun-25

Distance

0.36km

**1 CASTLETON COURT GLADSTONE
PARK VIC 3043**

 3
  1
  5

Sold Price

\$850,500

Sold Date

12-May-25

Distance

0.11km
RS = Recent sale

UN = Undisclosed Sale

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