

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

12/48 Magnolia Road, Gardenvale Vic 3185

Indicative selling price

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

Range between \$310,000

&

\$340,000

Median sale price

Median price \$516,100

Property Type Unit

Suburb Gardenvale

Period - From 02/04/2025

to

01/04/2026

Source Property Data

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	7/399 Kooyong Rd ELSTERNWICK 3185	\$324,000	03/01/2026
2	6/48 Magnolia Rd GARDENVALE 3185	\$318,000	22/12/2025
3	11/33 Gardenia Rd GARDENVALE 3185	\$335,000	20/12/2025

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:

02/04/2026 13:58



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$310,000 - \$340,000

Median Unit Price

02/04/2025 - 01/04/2026: \$516,100

Comparable Properties



7/399 Kooyong Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

1 1 1

Price: \$324,000

Method: Private Sale

Date: 03/01/2026

Property Type: Apartment



6/48 Magnolia Rd GARDENVALE 3185 (REI/VG)

Agent Comments

1 1 1

Price: \$318,000

Method: Private Sale

Date: 22/12/2025

Property Type: Unit



11/33 Gardenia Rd GARDENVALE 3185 (REI/VG)

Agent Comments

1 1 1

Price: \$335,000

Method: Private Sale

Date: 20/12/2025

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372