

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

2/34 RAILWAY AVENUE GARFIELD VIC 3814

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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Garfield

Period-from

01 Jul 2025

to

30 Jun 2026

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

3 PREMIER LANE GARFIELD VIC 3814	\$600,000	05-Feb-26
1/20 GARFIELD ROAD GARFIELD VIC 3814	\$570,000	19-Apr-26
2/4 KEVIS COURT GARFIELD VIC 3814	\$620,000	18-Feb-26

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.~~

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AREASPECIALIST

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3 PREMIER LANE GARFIELD VIC 3814

 3  2  2

Sold Price

\$600,000

Sold Date **05-Feb-26**

Distance

0.33km



1/20 GARFIELD ROAD GARFIELD VIC 3814

 3  1  2

Sold Price

\$570,000

Sold Date **19-Apr-26**

Distance

0.56km



2/4 KEVIS COURT GARFIELD VIC 3814

 3  2  2

Sold Price

\$620,000

Sold Date **18-Feb-26**

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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