

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

3/103a Gardenvale Road, Gardenvale Vic 3185

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$516,100

Property Type Unit

Suburb Gardenvale

Period - From 20/04/2025

to

19/04/2026

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	1/724 Hawthorn Rd BRIGHTON EAST 3187	\$1,000,000	17/04/2026
2	2/105 Murray St CAULFIELD 3162	\$965,000	13/04/2026
3	102/820 Glen Huntly Rd CAULFIELD SOUTH 3162	\$925,000	17/02/2026

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:

20/04/2026 10:19



 3  2  2

Rooms: 1
Property Type: Apartment

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

20/04/2025 - 19/04/2026: \$516,100

Comparable Properties



1/724 Hawthorn Rd BRIGHTON EAST 3187 (REI)

Agent Comments

 3  2  1

Price: \$1,000,000

Method: Private Sale

Date: 17/04/2026

Property Type: Unit



2/105 Murray St CAULFIELD 3162 (REI)

Agent Comments

 3  2  1

Price: \$965,000

Method: Private Sale

Date: 13/04/2026

Property Type: Apartment



102/820 Glen Huntly Rd CAULFIELD SOUTH 3162 (VG)

Agent Comments

 3  -  -

Price: \$925,000

Method: Sale

Date: 17/02/2026

Property Type: Strata Unit/Flat