

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

42 The Circuit, Gladstone Park Vic 3043

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$815,000 Property Type House Suburb Gladstone Park

Period - From 05/08/2025 to 04/08/2026 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	10 Leura Ct GLADSTONE PARK 3043	\$720,000	25/07/2026
2	29 Koonalda Rd GLADSTONE PARK 3043	\$660,000	25/07/2026
3	24 Katrina Dr GLADSTONE PARK 3043	\$690,000	27/05/2026

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:

05/08/2026 13:20

Pat Zoccali

9379 2000

0452 249 340

patzoccali@jellisrcraig.com.au

Indicative Selling Price

\$620,000 - \$680,000

Median House Price

05/08/2025 - 04/08/2026: \$815,000



3
 1
 1

Property Type: House (Previously

Occupied - Detached)

Land Size: 530 sqm approx**Agent Comments**

3BR home on 530m² reasonably original with some modest upgrades. Location is a quiet street but backs on to the Tullamarine Freeway and there is an inground pool in the back yard

Comparable Properties

**10 Leura Ct GLADSTONE PARK 3043 (REI)**

3
 1
 2

Price: \$720,000**Method:** Auction Sale**Date:** 25/07/2026**Property Type:** House (Res)**Land Size:** 554 sqm approx**Agent Comments**

Comparable 3BR, 1 bath home but has been renovated - upgraded kitchen and appliances. Superior location in that it is in a quiet court location closer to schools and shops. Does not have a pool.

**29 Koonalda Rd GLADSTONE PARK 3043 (REI)**

3
 1
 2

Price: \$660,000**Method:** Auction Sale**Date:** 25/07/2026**Property Type:** House (Res)**Land Size:** 532 sqm approx**Agent Comments**

Very similar home in age and condition. Location is very similar in that it is virtually around the corner but not quite as close to the freeway as The Circuit and is also within a court location. Also a 3BR, 1 Bath home but does not have a pool

**24 Katrina Dr GLADSTONE PARK 3043 (REI/VG)**

3
 1
 2

Price: \$690,000**Method:** Sold Before Auction**Date:** 27/05/2026**Property Type:** House (Res)**Land Size:** 535 sqm approx**Agent Comments**

Very similar land size and configuration. Condition was quite similar at the time of sale in that it required some work. Location is superior as it is further away from the freeway noise and does not have a pool

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555