

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

6/32 Gardenia Road, Gardenvale Vic 3185

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$477,500

Property Type

Unit

Suburb

Gardenvale

Period - From

23/06/2025

to

22/06/2026

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	2/335 North Rd CAULFIELD SOUTH 3162	\$450,000	01/05/2026
2	2/32 Gardenia Rd GARDENVALE 3185	\$465,000	27/03/2026
3	10/49 Lantana Rd GARDENVALE 3185	\$490,000	05/02/2026

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:

23/06/2026 12:29



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

23/06/2025 - 22/06/2026: \$477,500

Comparable Properties



2/335 North Rd CAULFIELD SOUTH 3162 (VG)

Agent Comments

2 - -

Price: \$450,000

Method: Sale

Date: 01/05/2026

Property Type: Strata Unit/Flat



2/32 Gardenia Rd GARDENVALE 3185 (REI/VG)

Agent Comments

2 1 1

Price: \$465,000

Method: Private Sale

Date: 27/03/2026

Property Type: Apartment



10/49 Lantana Rd GARDENVALE 3185 (REI/VG)

Agent Comments

2 1 1

Price: \$490,000

Method: Private Sale

Date: 05/02/2026

Property Type: Apartment

Account - Beck & Small Property Pty Ltd | P: 9592 4300