

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	92 Gardenvale Road, Gardenvale Vic 3185
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Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price	\$1,800,000	Property Type	House	Suburb	Gardenvale
Period - From	28/09/2025	to	27/09/2026	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	45 St Georges Rd ELSTERNWICK 3185	\$2,405,000	19/09/2026
2	4 Brentani Av ELSTERNWICK 3185	\$2,638,500	26/08/2026
3	1 Long St ELSTERNWICK 3185	\$3,012,000	28/06/2026

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: 28/09/2026 14:19