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	6/48 Magnolia Road, Gardenvale Vic 3185

Indicative selling price

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

Range between $315,000 & $335,000

Median sale price

Median price $581,000 Property Type Unit Suburb Gardenvale

Period - From 01/07/2024 to 30/06/2025 Source REIV

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	7/33 Gardenia Rd GARDENVALE 3185	$331,000	16/07/2025
2	7/365 Hawthorn Rd CAULFIELD SOUTH 3162	$325,000	16/04/2025
3	13/41 Clarence St ELSTERNWICK 3185	$322,000	26/02/2025

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: 11/08/2025 12:40

6/48 Magnolia Road, Gardenvale Vic 3185



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$315,000 - $335,000
Median Unit Price
Year ending June 2025: $581,000

Comparable Properties



7/33 Gardenia Rd GARDENVALE 3185 (REI)

1 1 1

Price: $331,000
Method: Sold Before Auction
Date: 16/07/2025
Property Type: Apartment

Agent Comments



7/365 Hawthorn Rd CAULFIELD SOUTH 3162 (REI)

1 1 1

Price: $325,000
Method: Auction Sale
Date: 16/04/2025
Property Type: Apartment

Agent Comments

13/41 Clarence St ELSTERNWICK 3185 (VG)

1 - -

Price: $322,000
Method: Sale
Date: 26/02/2025
Property Type: Strata Unit/Flat

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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