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	3/30 Gardenia Road, Gardenvale Vic 3185

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $520,000 Property Type Unit Suburb Gardenvale

Period - From 01/04/2025 to 31/03/2026 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	101/49 Montclair Av BRIGHTON 3186	$1,100,000	03/12/2025
2	2/105 Cochrane St BRIGHTON 3186	$1,080,000	29/11/2025
3	11/110 Martin St BRIGHTON 3186	$1,100,000	26/11/2025

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: 13/04/2026 09:15

3/30 Gardenia Road, Gardenvale Vic 3185

JellisCraig



3 1 2

Property Type: Unit

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
Year ending March 2026: $520,000

Comparable Properties



101/49 Montclair Av BRIGHTON 3186 (REI/VG)

2 2 1

Price: $1,100,000
Method: Private Sale
Date: 03/12/2025
Property Type: Apartment

Agent Comments



2/105 Cochrane St BRIGHTON 3186 (REI/VG)

2 1 1

Price: $1,080,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Villa
Land Size: 39 sqm approx

Agent Comments



11/110 Martin St BRIGHTON 3186 (REI/VG)

2 1 2

Price: $1,100,000
Method: Sold Before Auction
Date: 26/11/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE

propertydata .com.au

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