

# 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 33 Elmhurst Road, Gladstone Park Vic 3043

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$670,000

### Median sale price

Median price \$810,000 Property Type House Suburb Gladstone Park

Period - From 08/05/2025 to 07/05/2026 Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

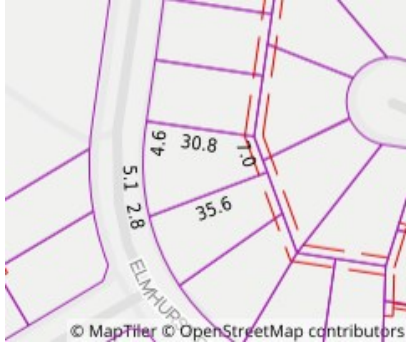
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	31/1 Millar Rd TULLAMARINE 3043	\$647,000	21/02/2026
2	5 Balerno Ccl GOWANBRAE 3043	\$660,000	05/12/2025
3	56 Clarke Dr GLADSTONE PARK 3043	\$670,000	14/11/2025

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: 08/05/2026 16:20



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$630,000 - \$670,000  
**Median House Price**  
08/05/2025 - 07/05/2026: \$810,000

## Comparable Properties



**31/1 Millar Rd TULLAMARINE 3043 (REI)**

Agent Comments



**Price:** \$647,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** Townhouse (Res)



**5 Balerno Ccl GOWANBRAE 3043 (REI/VG)**

Agent Comments



**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 05/12/2025  
**Property Type:** House



**56 Clarke Dr GLADSTONE PARK 3043 (REI/VG)**

Agent Comments



**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 14/11/2025  
**Property Type:** House  
**Land Size:** 602 sqm approx

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