

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 DUNDEE CLOSE GLADSTONE PARK VIC 3043

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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 RODWELL PLACE GLADSTONE PARK VIC 3043	\$700,000	27-Aug-25
43 LYNTHURST ROAD GLADSTONE PARK VIC 3043	\$712,500	12-Apr-25
49 WOODSTOCK DRIVE GLADSTONE PARK VIC 3043	\$702,500	26-May-25

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 6 months.

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**1 RODWELL PLACE GLADSTONE
PARK VIC 3043**

3 1 2

Sold Price

^{RS} **\$700,000** Sold Date **27-Aug-25**

Distance **0.13km**



**43 LYNDHURST ROAD
GLADSTONE PARK VIC 3043**

3 1 4

Sold Price

\$712,500 Sold Date **12-Apr-25**

Distance **0.27km**



**49 WOODSTOCK DRIVE
GLADSTONE PARK VIC 3043**

3 1 2

Sold Price

\$702,500 Sold Date **26-May-25**

Distance **1.09km**

RS = Recent sale **UN** = Undisclosed Sale

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