

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

9 BANKS PLACE 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

\$880,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Nov 2024

to

31 Oct 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

8 NORTH CIRCULAR ROAD GLADSTONE PARK VIC 3043	\$925,000	13-Nov-25
28 GABRIELLE CRESCENT GLADSTONE PARK VIC 3043	\$870,000	25-Oct-25
13 CASTLETON COURT GLADSTONE PARK VIC 3043	\$888,000	31-Jul-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.~~

This Statement of Information was prepared on: 28 November 2025



8 NORTH CIRCULAR ROAD GLADSTONE PARK VIC 3043

4 2 2

Sold Price

^{RS}

\$925,000

Sold Date

13-Nov-25

Distance

1.08km



28 GABRIELLE CRESCENT GLADSTONE PARK VIC 3043

3 2 4

Sold Price

\$870,000

Sold Date

25-Oct-25

Distance

1.46km



13 CASTLETON COURT GLADSTONE PARK VIC 3043

3 2 2

Sold Price

\$888,000

Sold Date

31-Jul-25

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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