

## 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

7 CROSBY CLOSE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Gladstone Park

Period-from

01 Sep 2025

to

31 Aug 2026

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 34 PRIOR AVENUE GLADSTONE PARK VIC 3043  | \$459,000 | 27-Feb-26 |
| 23 FINNINGLEY DRIVE TULLAMARINE VIC 3043 | \$477,000 | 02-Jun-26 |
| 43 BAMFORD AVENUE WESTMEADOWS VIC 3049   | \$500,000 | 29-May-26 |

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: 02 September 2026



**34 PRIOR AVENUE GLADSTONE  
PARK VIC 3043**

3 1 2

Sold Price **\$459,000** Sold Date **27-Feb-26**

Distance **1.07km**



**23 FINNINGLEY DRIVE  
TULLAMARINE VIC 3043**

3 - -

Sold Price **\$477,000** Sold Date **02-Jun-26**

Distance **1.9km**



**43 BAMFORD AVENUE  
WESTMEADOWS VIC 3049**

4 3 2

Sold Price **\$500,000** Sold Date **29-May-26**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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