

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

33 GARDENIA GROVE NORLANE VIC 3214

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

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Norlane

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

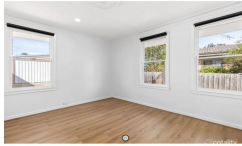
Date of sale

26 CAMELLIA CRESCENT NORLANE VIC 3214	\$627,600	31-Oct-25
9 ELMORE STREET NORLANE VIC 3214	\$635,000	28-May-25
24 CAITHNESS CRESCENT CORIO VIC 3214	\$620,000	03-Nov-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16 February 2026



26 CAMELLIA CRESCENT NORLANE VIC 3214

 3  1  2

Sold Price

\$627,600

Sold Date

31-Oct-25

Distance

0.25km


9 ELMORE STREET NORLANE VIC 3214

 3  1  1

Sold Price

\$635,000

Sold Date

28-May-25

Distance

1.08km


24 CAITHNESS CRESCENT CORIO VIC 3214

 3  1  4

Sold Price

\$620,000

Sold Date

03-Nov-25

Distance

1.44km
RS = Recent sale

UN = Undisclosed Sale

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