

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

36 St Georges Road, Elsternwick Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$2,900,000

&

\$3,190,000

Median sale price

Median price

\$1,822,500

Property Type

House

Suburb

Elsternwick

Period - From

01/04/2025

to

30/06/2025

Source

REIV

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	49 St Georges Rd ELSTERNWICK 3185	\$2,900,000	10/08/2025
2	20 Spray St ELWOOD 3184	\$3,150,000	06/07/2025
3	77 Gardenvale Rd GARDENVALE 3185	\$3,000,000	15/03/2025

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:

29/08/2025 08:51



4 3 2

Rooms: 6
Property Type: House
Land Size: 565 sqm approx
Agent Comments

Indicative Selling Price
\$2,900,000 - \$3,190,000
Median House Price
June quarter 2025: \$1,822,500

Comparable Properties



49 St Georges Rd ELSTERNWICK 3185 (REI)

Agent Comments

4 2 2

Price: \$2,900,000
Method: Auction Sale
Date: 10/08/2025
Property Type: House (Res)
Land Size: 756 sqm approx



20 Spray St ELWOOD 3184 (REI)

Agent Comments

4 1 2

Price: \$3,150,000
Method: Private Sale
Date: 06/07/2025
Property Type: House
Land Size: 531 sqm approx



77 Gardenvale Rd GARDENVALE 3185 (REI/VG)

Agent Comments

4 2 2

Price: \$3,000,000
Method: Sold Before Auction
Date: 15/03/2025
Property Type: House (Res)
Land Size: 697 sqm approx

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