

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 or
locality and postcode

2/2a Rusden Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$659,440

Property Type Unit

Suburb Elsternwick

Period - From 01/07/2024

to 30/06/2025

Source REIV

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.

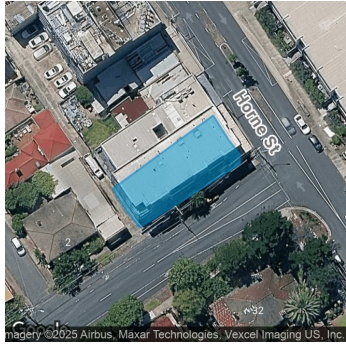
	Address of comparable property	Price	Date of sale
1	10/488 Glen Huntly Rd ELSTERNWICK 3185	\$673,000	26/07/2025
2	9/41 Horne St ELSTERNWICK 3185	\$683,500	27/05/2025
3	7/2 Victoria St ELSTERNWICK 3185	\$668,000	12/04/2025

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:

08/09/2025 23:35



2
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median Unit Price

Year ending June 2025: \$659,440

Comparable Properties



10/488 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments

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Price: \$673,000

Method: Auction Sale

Date: 26/07/2025

Property Type: Apartment



9/41 Horne St ELSTERNWICK 3185 (REI/VG)

Agent Comments

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Price: \$683,500

Method: Private Sale

Date: 27/05/2025

Property Type: Apartment

Land Size: 1238 sqm approx



7/2 Victoria St ELSTERNWICK 3185 (REI/VG)

Agent Comments

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 1

Price: \$668,000

Method: Auction Sale

Date: 12/04/2025

Property Type: Apartment

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433