## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	2/2a Rusden Street, Elsternwick Vic 3185
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$640,000	&	\$690,000
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### Median sale price

Median price	\$659,440	Pro	perty Type Ur	it		Suburb	Elsternwick
Period - From	01/07/2024	to	30/06/2025	So	urce	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

Add	dress 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 comparableproperties 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



# **BigginScott**





**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)

**二** 2

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1

Agent Comments

Price: \$673,000 Method: Auction Sale Date: 26/07/2025

Property Type: Apartment



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

2



1

**Agent Comments** 

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)

2



**J** 1



1

Price: \$668,000

Method: Auction Sale

Date: 12/04/2025

Property Type: Apartment

Agent Comments

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





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