

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

7/39-41 Oswald Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$640,000 Property Type Unit 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	6/3-5 Gerard St CAULFIELD 3162	\$872,000	29/06/2025
2	4/900 Hampton St BRIGHTON 3186	\$835,000	27/05/2025
3	5/3 Freeman St CAULFIELD 3162	\$870,000	25/05/2025

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:

23/09/2025 13:20



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$820,000 - \$900,000
Median Unit Price
June quarter 2025: \$640,000

Comparable Properties



6/3-5 Gerard St CAULFIELD 3162 (REI)

Agent Comments

2 1 1

Price: \$872,000
Method: Auction Sale
Date: 29/06/2025
Property Type: Unit



4/900 Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 1

Price: \$835,000
Method: Auction Sale
Date: 27/05/2025
Property Type: Unit



5/3 Freeman St CAULFIELD 3162 (REI)

Agent Comments

2 1 1

Price: \$870,000
Method: Auction Sale
Date: 25/05/2025
Property Type: Unit