

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

8/29 Sandham Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$550,000 & \$600,000

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	12/5b The Avenue BALACLAVA 3183	\$580,000	23/05/2025
2	4/67 Tennyson St ELWOOD 3184	\$550,000	16/04/2025
3	2/445 St Kilda St ELWOOD 3184	\$571,500	12/04/2025

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:

26/08/2025 15:14



2
 1
 1

Rooms: 4

Property Type: Flat

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

June quarter 2025: \$640,000

Comparable Properties



12/5b The Avenue BALACLAVA 3183 (REI)

Agent Comments

2
 1
 1

Price: \$580,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: Apartment



4/67 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

2
 1
 1

Price: \$550,000

Method: Private Sale

Date: 16/04/2025

Property Type: Apartment

Land Size: 594 sqm approx



2/445 St Kilda St ELWOOD 3184 (REI/VG)

Agent Comments

2
 1
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Price: \$571,500

Method: Private Sale

Date: 12/04/2025

Property Type: Unit

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