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	9 Hartington Street, Elsternwick Vic 3185
Including suburb and	-
postcode	

Indicative selling price

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

Range between	\$2,300,000	&	\$2,530,000

Median sale price

Median price	\$2,232,500	Pro	perty Type	House		Suburb	Elsternwick
Period - From	01/07/2025	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	159 Glen Eira Rd ST KILDA EAST 3183	\$2,320,000	24/09/2025
2	401 Glen Eira Rd CAULFIELD NORTH 3161	\$2,350,000	13/09/2025
3	75 Regent St ELSTERNWICK 3185	\$2,370,000	01/08/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/11/2025 18:14



BigginScott









Property Type: House Land Size: 578 sqm approx

Agent Comments

Indicative Selling Price \$2,300,000 - \$2,530,000 Median House Price

September guarter 2025: \$2,232,500

Comparable Properties



159 Glen Eira Rd ST KILDA EAST 3183 (REI)

Price: \$2,320,000 Method: Private Sale Date: 24/09/2025

Property Type: House (Res) Land Size: 575 sqm approx **Agent Comments**



401 Glen Eira Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

Price: \$2,350,000 Method: Auction Sale Date: 13/09/2025

Property Type: House (Res) Land Size: 676 sqm approx



75 Regent St ELSTERNWICK 3185 (REI/VG)

Agent Comments

Price: \$2,370,000 Method: Private Sale Date: 01/08/2025 Property Type: House Land Size: 273 sqm approx

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





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