Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	17 Gladstone Parade, Elsternwick Vic 3185
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,700,000	&	\$2,970,000
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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

7,01	aress of comparable property	1 1100	Date of Sale
1	49 St Georges Rd ELSTERNWICK 3185	\$2,900,000	10/08/2025
2	1 Helenslea Rd CAULFIELD NORTH 3161	\$2,700,000	29/06/2025
3	42 Murray St ELSTERNWICK 3185	\$2,665,000	16/05/2025

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:	09/10/2025 23:33



Date of sale

BigginScott





Rooms: 5

Property Type: House Land Size: 783 sqm approx

Agent Comments

Indicative Selling Price \$2,700,000 - \$2,970,000 Median House Price

September guarter 2025: \$2,232,500

Comparable Properties



49 St Georges Rd ELSTERNWICK 3185 (REI)

Agent Comments

Price: \$2,900,000 Method: Auction Sale Date: 10/08/2025

Property Type: House (Res) Land Size: 756 sqm approx



1 Helenslea Rd CAULFIELD NORTH 3161 (REI)





Price: \$2,700,000 Method: Auction Sale Date: 29/06/2025

Property Type: House (Res)

Agent Comments



42 Murray St ELSTERNWICK 3185 (REI/VG)

Price: \$2,665,000





Agent Comments

Method: Private Sale Date: 16/05/2025 Property Type: House Land Size: 674 sqm approx

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





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