

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

17 Gladstone Parade, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$2,700,000

&

\$2,970,000

Median sale price

Median price

\$2,232,500

Property 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.

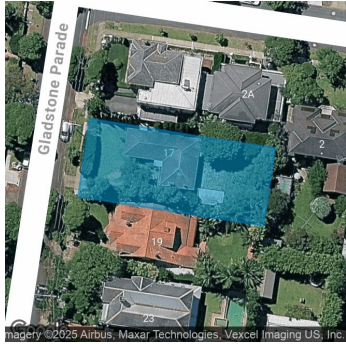
	Address of comparable property	Price	Date of sale
1	49 St Georges Rd ELSTERNWICK 3185	\$2,900,000	10/08/2025
2	1 Helenslea Rd CAULFIELD NORTH 3161	\$2,700,000	29/06/2025
3	42 Murray St ELSTERNWICK 3185	\$2,665,000	16/05/2025

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



3
 1
 3

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 quarter 2025: \$2,232,500

Comparable Properties



49 St Georges Rd ELSTERNWICK 3185 (REI)

Agent Comments

4
 2
 2

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)

Agent Comments

3
 2
 2

Price: \$2,700,000

Method: Auction Sale

Date: 29/06/2025

Property Type: House (Res)



42 Murray St ELSTERNWICK 3185 (REI/VG)

Agent Comments

4
 2
 4

Price: \$2,665,000

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