Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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tly Road, Elsternwick Vic 3185

Indicative selling price

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

Range between	\$950,000	&	\$1,045,000
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Median sale price

Median price	\$712,500	Pro	perty Type Ur	it		Suburb	Elsternwick
Period - From	01/07/2025	to	30/09/2025	Sc	urce	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	4/26 Ross St ELSTERNWICK 3185	\$950,000	18/10/2025
2	201/677 Glen Huntly Rd CAULFIELD 3162	\$1,000,000	14/09/2025
3	G06/43-45 The Avenue BALACLAVA 3183	\$950,000	29/08/2025

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:	28/10/2025 22:55



BigginScott





Rooms: 6

Property Type: Apartment Agent Comments

Indicative Selling Price \$950,000 - \$1,045,000 Median Unit Price September quarter 2025: \$712,500

Comparable Properties



4/26 Ross St ELSTERNWICK 3185 (REI)

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Agent Comments

Price: \$950,000 Method: Auction Sale Date: 18/10/2025

Property Type: Townhouse (Res)



201/677 Glen Huntly Rd CAULFIELD 3162 (REI)

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Agent Comments

Price: \$1,000,000 **Method:** Auction Sale **Date:** 14/09/2025

Property Type: Apartment



G06/43-45 The Avenue BALACLAVA 3183 (REI)

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Date: 29/08/2025



2



Price: \$950,000

Method: Private Sale

Property Type: Apartment

Agent Comments

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





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