

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

29a Downshire Road, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

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	1/77 Allison Rd ELSTERNWICK 3185	\$1,761,000	21/06/2025
2	42B Hartington St ELSTERNWICK 3185	\$1,675,000	04/06/2025
3	349a Nepean Hwy BRIGHTON EAST 3187	\$1,790,000	27/05/2025

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:

20/10/2025 22:29



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Rooms: 7
Property Type: House
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
September quarter 2025: \$2,232,500

Comparable Properties



1/77 Allison Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 2 2

Price: \$1,761,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Townhouse (Res)
Land Size: 968 sqm approx



42B Hartington St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 2 2

Price: \$1,675,000
Method: Sold Before Auction
Date: 04/06/2025
Property Type: House
Land Size: 387 sqm approx



349a Nepean Hwy BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 -

Price: \$1,790,000
Method: Sold Before Auction
Date: 27/05/2025
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 364 sqm approx