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	

Indicative selling price

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

Range between	\$875,000	&	\$925,000

Median sale price

Median price	\$712,500	Pro	perty Type	Jnit		Suburb	Elsternwick
Period - From	01/07/2025	to	30/09/2025	Sc	ource	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	7/39-41 Oswald St ELSTERNWICK 3185	\$945,000	18/10/2025
2	3/24 Lyndon St RIPPONLEA 3185	\$950,000	04/09/2025
3	1/20 College St ELSTERNWICK 3185	\$988,000	15/07/2025

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:	06/11/2025 10:44
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BigginScott





Indicative Selling Price \$875,000 - \$925,000 Median Unit Price September quarter 2025: \$712,500

Comparable Properties



7/39-41 Oswald St ELSTERNWICK 3185 (REI)

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Price: \$945,000 Method: Auction Sale Date: 18/10/2025 Property Type: Unit



3/24 Lyndon St RIPPONLEA 3185 (REI)



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Price: \$950,000 Method: Auction Sale Date: 04/09/2025 Property Type: Villa Agent Comments

Agent Comments



1/20 College St ELSTERNWICK 3185 (REI/VG)

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2

Price: \$988,000 Method: Private Sale Date: 15/07/2025 Property Type: Unit Agent Comments

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





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