

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

4/10 Elm Avenue, Elsternwick Vic 3185

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price	\$712,500	Property Type	Unit	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	8/97 Westbury St BALACLAVA 3183	\$770,000	14/10/2025
2	16/618 Inkerman Rd CAULFIELD NORTH 3161	\$785,000	18/09/2025
3	2/1 Rothesay Av ELWOOD 3184	\$763,000	02/07/2025

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:

25/11/2025 17:22



3 1 1

Property Type:

Agent Comments

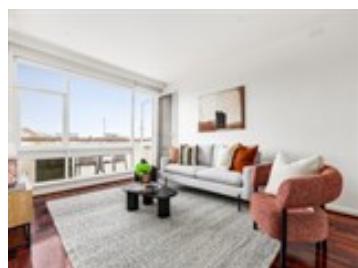
Indicative Selling Price

\$720,000 - \$790,000

Median Unit Price

September quarter 2025: \$712,500

Comparable Properties



8/97 Westbury St BALACLAVA 3183 (REI)

3 1 1

Price: \$770,000
Method: Private Sale
Date: 14/10/2025
Property Type: Apartment

Agent Comments



16/618 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

3 1 1

Price: \$785,000
Method: Sold Before Auction
Date: 18/09/2025
Property Type: Apartment

Agent Comments



2/1 Rothesay Av ELWOOD 3184 (REI/VG)

3 1 -

Price: \$763,000
Method: Private Sale
Date: 02/07/2025
Property Type: Apartment

Agent Comments

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