

# 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](http://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)**

Agent Comments

3   
 1   
 1

**Price:** \$770,000

**Method:** Private Sale

**Date:** 14/10/2025

**Property Type:** Apartment



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

Agent Comments

3   
 1   
 1

**Price:** \$785,000

**Method:** Sold Before Auction

**Date:** 18/09/2025

**Property Type:** Apartment



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

Agent Comments

3   
 1   
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**Price:** \$763,000

**Method:** Private Sale

**Date:** 02/07/2025

**Property Type:** Apartment

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