

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

1/89 Seymour Road, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$640,000

&

\$690,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Elsternwick

Period - From

01/10/2025

to

31/12/2025

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	7/530 Glen Huntly Rd ELSTERNWICK 3185	\$660,000	13/12/2025
2	9/11 Balaclava Rd ST KILDA EAST 3183	\$688,770	07/12/2025
3	7/41 Allison Rd ELSTERNWICK 3185	\$710,000	05/12/2025

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:

03/02/2026 13:25



 3
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median Unit Price

December quarter 2025: \$680,000

Comparable Properties



7/530 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$660,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Apartment



9/11 Balaclava Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

 3
  1
  1

Price: \$688,770

Method: Auction Sale

Date: 07/12/2025

Property Type: Apartment



7/41 Allison Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$710,000

Method: Sold Before Auction

Date: 05/12/2025

Property Type: Apartment

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