

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

4/23 Seymour Road, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$840,000

&

\$920,000

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	16/194 Alma Rd ST KILDA EAST 3183	\$858,000	17/11/2025
2	4/1 Rothesay Av ELWOOD 3184	\$850,000	28/08/2025
3	4/500-506 Glen Huntly Rd ELSTERNWICK 3185	\$900,000	28/08/2025

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:

16/02/2026 14:39



3
 1
 1

Property Type: Apartment
Land Size: 100m2 sqm approx
Agent Comments

Indicative Selling Price
 \$840,000 - \$920,000

Median Unit Price
 December quarter 2025: \$680,000

Comparable Properties



16/194 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

3
 1
 2

Price: \$858,000
Method: Sold Before Auction
Date: 17/11/2025
Property Type: Apartment



4/1 Rothesay Av ELWOOD 3184 (REI/VG)

Agent Comments

3
 1
 1

Price: \$850,000
Method: Sold Before Auction
Date: 28/08/2025
Property Type: Apartment



4/500-506 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments

3
 1
 1

Price: \$900,000
Method: Private Sale
Date: 28/08/2025
Property Type: Apartment