

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

27 St Georges Road, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$2,100,000

&

\$2,300,000

Median sale price

Median price

\$2,126,000

Property Type

House

Suburb

Elsternwick

Period - From

01/07/2025

to

30/06/2026

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	15 Prentice St ELSTERNWICK 3185	\$2,222,000	02/07/2026
2	11 Baxter St ELSTERNWICK 3185	\$2,175,000	18/05/2026
3	24 Rothesay Av ELWOOD 3184	\$2,250,000	11/04/2026

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:

02/09/2026 14:33



4 2 1

Property Type: House (Res)

Land Size: 343 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

Year ending June 2026: \$2,126,000

Comparable Properties



15 Prentice St ELSTERNWICK 3185 (REI)

Agent Comments

4 2 1

Price: \$2,222,000

Method: Private Sale

Date: 02/07/2026

Property Type: House



11 Baxter St ELSTERNWICK 3185 (REI)

Agent Comments

3 2 2

Price: \$2,175,000

Method: Private Sale

Date: 18/05/2026

Property Type: House (Res)



24 Rothesay Av ELWOOD 3184 (REI/VG)

Agent Comments

4 1 2

Price: \$2,250,000

Method: Private Sale

Date: 11/04/2026

Property Type: House

Land Size: 357 sqm approx

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