

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

3/10 Elm Avenue, Elsternwick Vic 3185

Indicative selling price

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

Range between \$670,000

&

\$735,000

Median sale price

Median price \$721,500

Property Type Unit

Suburb Elsternwick

Period - From 01/01/2026

to 31/03/2026

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	4/26 Beach Av ELWOOD 3184	\$720,000	12/06/2026
2	5/18 St Georges Rd ELSTERNWICK 3185	\$680,000	16/04/2026
3	1/22 Selwyn Av ELWOOD 3184	\$728,000	13/03/2026

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:

29/06/2026 14:26



2
 1
 2

Property Type: Unit
Land Size: 90 sqm approx
Agent Comments

Indicative Selling Price
 \$670,000 - \$735,000
Median Unit Price
 March quarter 2026: \$721,500

Comparable Properties



4/26 Beach Av ELWOOD 3184 (REI)

Agent Comments

2
 1
 1

Price: \$720,000
Method: Private Sale
Date: 12/06/2026
Property Type: Apartment



5/18 St Georges Rd ELSTERNWICK 3185 (REI)

Agent Comments

2
 1
 1

Price: \$680,000
Method: Private Sale
Date: 16/04/2026
Property Type: Apartment



1/22 Selwyn Av ELWOOD 3184 (REI/VG)

Agent Comments

2
 1
 1

Price: \$728,000
Method: Auction Sale
Date: 13/03/2026
Property Type: Unit