

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

5/11 Oswald Street, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$712,250

Property Type

Unit

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	7/36 Parnell St ELSTERNWICK 3185	\$830,000	30/05/2026
2	3/17 Oswald St ELSTERNWICK 3185	\$850,000	06/03/2026
3	2/38 Seymour Rd ELSTERNWICK 3185	\$780,000	22/02/2026

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:

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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

Year ending June 2026: \$712,250

Comparable Properties



7/36 Parnell St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$830,000

Method: Auction Sale

Date: 30/05/2026

Property Type: Villa

3/17 Oswald St ELSTERNWICK 3185 (VG)

Agent Comments



Price: \$850,000

Method: Sale

Date: 06/03/2026

Property Type: Flat/Unit/Apartment (Res)



2/38 Seymour Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$780,000

Method: Auction Sale

Date: 22/02/2026

Property Type: Unit

Land Size: 1760 sqm approx

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