

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

13/14 Mcmillan Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$620,000 & \$650,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Elsternwick

Period - From 01/04/2026

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.

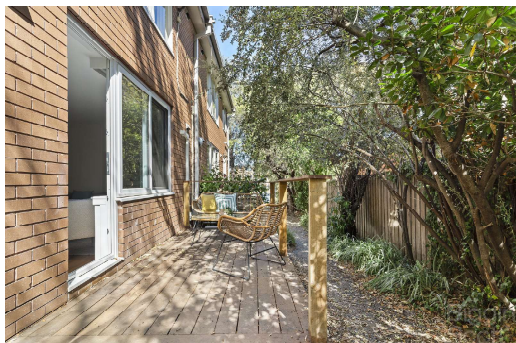
	Address of comparable property	Price	Date of sale
1	2/5 Duke St CAULFIELD SOUTH 3162	\$650,000	26/08/2026
2	12/233 Brighton Rd ELWOOD 3184	\$655,000	21/08/2026
3	2/198a Tennyson St ELWOOD 3184	\$633,500	11/07/2026

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:

09/09/2026 14:01



2
 1
 1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$620,000 - \$650,000

Median Unit Price

June quarter 2026: \$680,000

Comparable Properties



2/5 Duke St CAULFIELD SOUTH 3162 (REI)

Agent Comments

2
 1
 1

Price: \$650,000

Method: Private Sale

Date: 26/08/2026

Property Type: Apartment

Land Size: 164 sqm approx



12/233 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

2
 1
 1

Price: \$655,000

Method: Private Sale

Date: 21/08/2026

Property Type: Apartment



2/198a Tennyson St ELWOOD 3184 (REI)

Agent Comments

2
 1
 1

Price: \$633,500

Method: Auction Sale

Date: 11/07/2026

Property Type: Apartment

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



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