

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

17 Sinclair Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,350,000

&

\$1,475,000

Median sale price

Median price \$1,822,500

Property Type House

Suburb Elsternwick

Period - From 01/04/2025

to

30/06/2025

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	33 Nelson St BALACLAVA 3183	\$1,260,000	14/06/2025
2	52 College St ELSTERNWICK 3185	\$1,495,000	28/05/2025
3	15 Mccombie St ELSTERNWICK 3185	\$1,300,000	05/02/2025

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:

04/08/2025 10:12



Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,475,000
Median House Price
June quarter 2025: \$1,822,500

Comparable Properties



33 Nelson St BALACLAVA 3183 (REI)

Agent Comments



Price: \$1,260,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)



52 College St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$1,495,000
Method: Private Sale
Date: 28/05/2025
Property Type: House
Land Size: 598 sqm approx



15 McCombie St ELSTERNWICK 3185 (VG)

Agent Comments



Price: \$1,300,000
Method: Sale
Date: 05/02/2025
Property Type: House (Res)
Land Size: 382 sqm approx