

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

10/87 Seymour Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$2,495,000

&

\$2,744,000

Median sale price

Median price \$2,300,000

Property Type House

Suburb Elsternwick

Period - From 01/10/2025

to 31/12/2025

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	26b Hoddle St ELSTERNWICK 3185	\$2,500,000	20/02/2026
2	3/1 Stephens St CAULFIELD 3162	\$2,522,888	14/12/2025
3	9a Bundeera Rd CAULFIELD SOUTH 3162	\$2,570,000	13/10/2025

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:

17/03/2026 11:04



Property Type:
Agent Comments

Indicative Selling Price
\$2,495,000 - \$2,744,000
Median House Price
December quarter 2025: \$2,300,000

Comparable Properties



26b Hoddle St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$2,500,000
Method: Sold Before Auction
Date: 20/02/2026
Property Type: Townhouse (Res)



3/1 Stephens St CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$2,522,888
Method: Auction Sale
Date: 14/12/2025
Property Type: Townhouse (Res)



9a Bundeera Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$2,570,000
Method: Private Sale
Date: 13/10/2025
Property Type: Townhouse (Res)
Land Size: 321 sqm approx

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