

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

2/32 Bertram Street, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$2,050,000

Property Type

House

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	32 Edward St ELSTERNWICK 3185	\$1,575,000	28/03/2026
2	88 Durrant St BRIGHTON 3186	\$1,650,000	27/03/2026
3	6a Warriston St BRIGHTON 3186	\$1,635,000	28/02/2026

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:

08/07/2026 11:44



 3
  1
  3

Property Type: Town residence

Land Size: 540 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

June quarter 2026: \$2,050,000

Comparable Properties



32 Edward St ELSTERNWICK 3185 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$1,575,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 276 sqm approx



88 Durrant St BRIGHTON 3186 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,650,000

Method: Sold Before Auction

Date: 27/03/2026

Property Type: House (Res)

Land Size: 355 sqm approx



6a Warriston St BRIGHTON 3186 (REI/VG)

Agent Comments

 3
  1
  4

Price: \$1,635,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

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