

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

28 Ross Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$2,135,000 Property Type House Suburb Elsternwick

Period - From 01/04/2023 to 31/03/2024 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	25 Glen Huntly Rd ELWOOD 3184	\$1,350,000	12/12/2023
2	5/49 Seymour Rd ELSTERNWICK 3185	\$1,315,000	02/12/2023
3	71 Byron St ELWOOD 3184	\$1,280,000	04/05/2024

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:

28/05/2024 16:03



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Property Type: House (Res)

Land Size: 198 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending March 2024: \$2,135,000

Comparable Properties



25 Glen Huntly Rd ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$1,350,000

Method: Private Sale

Date: 12/12/2023

Property Type: House (Res)

Land Size: 198 sqm approx



5/49 Seymour Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

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Price: \$1,315,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Unit



71 Byron St ELWOOD 3184 (REI)

Agent Comments

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Price: \$1,280,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

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