

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

3/59 Clarence Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$687,500

Property Type Unit

Suburb Elsternwick

Period - From 04/05/2025

to

03/05/2026

Source Property Data

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	3/17 Oswald St ELSTERNWICK 3185	\$850,000	06/03/2026
2	3/2-6 Younger Av CAULFIELD SOUTH 3162	\$850,000	11/12/2025
3	2/45 Oswald St ELSTERNWICK 3185	\$875,000	07/12/2025

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:

04/05/2026 13:16

3/59 Clarence Street, Elsternwick Vic 3185

buxton

Tamara Penno

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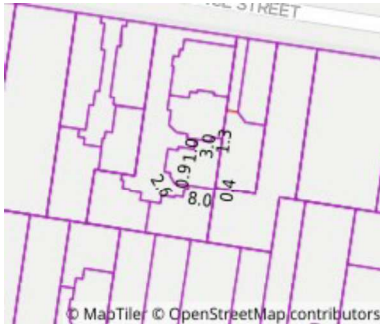
tpenno@buxton.com.au

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

04/05/2025 - 03/05/2026: \$687,500



Rooms: 5

Property Type: Flat

Agent Comments

Comparable Properties

3/17 Oswald St ELSTERNWICK 3185 (VG)

Agent Comments



Price: \$850,000

Method: Sale

Date: 06/03/2026

Property Type: Flat/Unit/Apartment (Res)



3/2-6 Younger Av CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$850,000

Method: Sold Before Auction

Date: 11/12/2025

Property Type: Apartment



2/45 Oswald St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$875,000

Method: Auction Sale

Date: 07/12/2025

Property Type: Unit

Account - Buxton | P: 03 9592 8000



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