

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 Sandham Court, Elsternwick Vic 3185

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,830,000 Property Type House Suburb Elsternwick

Period - From 01/01/2024 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	5 Maryville St RIPPONLEA 3185	\$2,230,000	26/05/2024
2	11 Curral Rd ELSTERNWICK 3185	\$2,130,000	16/12/2023
3			

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:

29/05/2024 15:40



Property Type: House (Previously Occupied - Detached)

Land Size: 530 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

March quarter 2024: \$1,830,000

Comparable Properties



5 Maryville St RIPPONLEA 3185 (REI)

Agent Comments



Price: \$2,230,000

Method: Auction Sale

Date: 26/05/2024

Property Type: House (Res)



11 Curral Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$2,130,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 525 sqm approx

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.

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