

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 34 Parkside Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

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	11 Curral Rd ELSTERNWICK 3185	\$2,130,000	16/12/2023
2	58 St Georges Rd ELSTERNWICK 3185	\$2,070,000	10/12/2023
3	11 Parnell St ELSTERNWICK 3185	\$1,956,000	11/05/2024

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: 29/05/2024 14:56



3 1 2

Rooms: 3
Property Type: House
Land Size: 665 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
March quarter 2024: \$1,830,000

Comparable Properties



11 Curral Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 1 1

Price: \$2,130,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 525 sqm approx



58 St Georges Rd ELSTERNWICK 3185 (REI)

Agent Comments

4 2 2

Price: \$2,070,000
Method: Auction Sale
Date: 10/12/2023
Property Type: House (Res)



11 Parnell St ELSTERNWICK 3185 (REI)

Agent Comments

4 2 4

Price: \$1,956,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 651 sqm approx

Account - Marshall White | P: 03 9822 9999