

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

45 Bertram Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,550,000

&

\$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	31 Olinda St CAULFIELD SOUTH 3162	\$1,680,000	13/06/2026
2	32 Edward St ELSTERNWICK 3185	\$1,575,000	28/03/2026
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:

28/07/2026 14:56



3 1 1

Rooms: 5

Property Type: House -
Semi-detached

Land Size: 460sqm sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

June quarter 2026: \$2,050,000

Comparable Properties



31 Olinda St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 2

Price: \$1,680,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 461 sqm approx



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



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 - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372