

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 St Georges Road, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$2,300,000

&

\$2,400,000

Median sale price

Median price

\$2,300,000

Property Type

House

Suburb

Elsternwick

Period - From

01/10/2025

to

31/12/2025

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	9 Alexandra St ST KILDA EAST 3183	\$2,205,000	15/03/2026
2	7 Holroyd Av ST KILDA EAST 3183	\$2,125,000	01/03/2026
3	41 Brickwood St BRIGHTON 3186	\$2,360,000	06/12/2025

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:

23/03/2026 23:22



4 2 1

Rooms: 7
Property Type: House
Land Size: 603 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,400,000
Median House Price
December quarter 2025: \$2,300,000

Comparable Properties



9 Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments

3 2 2

Price: \$2,205,000
Method: Auction Sale
Date: 15/03/2026
Property Type: House (Res)
Land Size: 580 sqm approx



7 Holroyd Av ST KILDA EAST 3183 (REI)

Agent Comments

3 1 2

Price: \$2,125,000
Method: Auction Sale
Date: 01/03/2026
Property Type: House (Res)
Land Size: 515 sqm approx



41 Brickwood St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$2,360,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 518 sqm approx