

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

5/11 Oswald Street, Elsternwick Vic 3185

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$721,500

Property Type

Unit

Suburb

Elsternwick

Period - From

01/01/2026

to

31/03/2026

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	2/30 College St ELSTERNWICK 3185	\$865,000	16/06/2026
2	7/36 Parnell St ELSTERNWICK 3185	\$830,000	30/05/2026
3	2/38 Seymour Rd ELSTERNWICK 3185	\$780,000	22/02/2026

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:

23/06/2026 16:26



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$850,000

Median Unit Price
March quarter 2026: \$721,500

Comparable Properties



2/30 College St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$865,000
Method: Private Sale
Date: 16/06/2026
Property Type: Unit
Land Size: 1115 sqm approx



7/36 Parnell St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$830,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Villa



2/38 Seymour Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$780,000
Method: Auction Sale
Date: 22/02/2026
Property Type: Unit
Land Size: 1760 sqm approx

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



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