

# 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

5/30 Allison Road, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$800,000

### Median sale price

Median price \$640,000

Property Type Unit

Suburb Elsternwick

Period - From 01/10/2023

to 31/12/2023

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	1/150-152 Brighton Rd RIPPONLEA 3185	\$820,000	18/11/2023
2	1/18 St Georges Rd ELSTERNWICK 3185	\$765,000	26/10/2023
3	9/135-137 Brighton Rd ELWOOD 3184	\$757,500	28/10/2023

**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:

04/03/2024 14:17



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$800,000

**Median Unit Price**  
December quarter 2023: \$640,000

## Comparable Properties



**1/150-152 Brighton Rd RIPPONLEA 3185 (REI)** Agent Comments



**Price:** \$820,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** Unit



**1/18 St Georges Rd ELSTERNWICK 3185 (REI)** Agent Comments



**Price:** \$765,000  
**Method:** Auction Sale  
**Date:** 26/10/2023  
**Property Type:** Apartment



**9/135-137 Brighton Rd ELWOOD 3184 (REI)** Agent Comments



**Price:** \$757,500  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** Unit

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