

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 56 Elster Avenue, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$2,150,000 Property Type House Suburb Elsternwick

Period - From 01/01/2023 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	2 Seach St CAULFIELD SOUTH 3162	\$1,900,000	10/11/2023
2	20 Brentani Av ELSTERNWICK 3185	\$1,885,000	19/10/2023
3	1c Cheeseman Av BRIGHTON EAST 3187	\$1,820,000	11/11/2023

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: 16/02/2024 12:37



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
Year ending December 2023: \$2,150,000

Comparable Properties



2 Seach St CAULFIELD SOUTH 3162 (REI/VG) Agent Comments



Price: \$1,900,000
Method: Private Sale
Date: 10/11/2023
Property Type: House
Land Size: 690 sqm approx



20 Brentani Av ELSTERNWICK 3185 (REI/VG) Agent Comments



Price: \$1,885,000
Method: Sold Before Auction
Date: 19/10/2023
Property Type: House (Res)
Land Size: 630 sqm approx



1c Cheeseman Av BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$1,820,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 682 sqm approx

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