

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

6/23 Seymour Road, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$840,000

&

\$920,000

Median sale price

Median price

\$681,750

Property Type

Unit

Suburb

Elsternwick

Period - From

01/04/2025

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	4/23 Seymour Rd ELSTERNWICK 3185	\$889,000	30/03/2026
2	8/21-23 Newlyn St CAULFIELD 3162	\$840,000	12/03/2026
3	2/39 Kooyong Rd CAULFIELD NORTH 3161	\$915,000	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:

21/04/2026 14:30



 3  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$840,000 - \$920,000

Median Unit Price

Year ending March 2026: \$681,750

Comparable Properties



4/23 Seymour Rd ELSTERNWICK 3185 (REI)

Agent Comments

 3  1  1

Price: \$889,000

Method: Private Sale

Date: 30/03/2026

Property Type: Apartment



8/21-23 Newlyn St CAULFIELD 3162 (REI)

Agent Comments

 3  1  1

Price: \$840,000

Method: Private Sale

Date: 12/03/2026

Property Type: Unit



2/39 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 3  2  1

Price: \$915,000

Method: Auction Sale

Date: 22/02/2026

Property Type: Apartment

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