Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,775,000

Property offered for sale

Address	6 Davis Street, Elsternwick Vic 3185
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,600,000	&	\$1,760,000
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Median sale price

Median price	\$1,925,000	Pro	perty Type	House		Suburb	Elsternwick
Period - From	01/01/2025	to	31/03/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

52 Begonia Rd GARDENVALE 3185

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.

1 44 Lyndon St RIPPONLEA 3185 \$1,605,	,000 15/04/2025
2 49 Victoria St ELSTERNWICK 3185 \$1,730,	,000 25/02/2025

OR

3

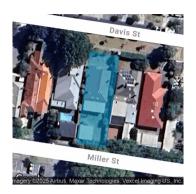
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/05/2025 10:49



22/02/2025

BigginScott*





Rooms: 5

Property Type: House **Land Size:** 561 sqm approx

Agent Comments

Indicative Selling Price \$1,600,000 - \$1,760,000 Median House Price March guarter 2025: \$1,925,000

Comparable Properties



44 Lyndon St RIPPONLEA 3185 (REI)

3

3

Agent Comments

Price: \$1,605,000 **Method:** Auction Sale **Date:** 15/04/2025

Property Type: House (Res) **Land Size:** 538 sqm approx



49 Victoria St ELSTERNWICK 3185 (REI)





2

Agent Comments

Price: \$1,730,000 Method: Private Sale Date: 25/02/2025 Property Type: House Land Size: 477 sqm approx



52 Begonia Rd GARDENVALE 3185 (REI)

2



1

2 2

Agent Comments

Price: \$1,775,000 **Method:** Auction Sale **Date:** 22/02/2025

Property Type: House (Res) Land Size: 603 sqm approx

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