

# 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 Davis Street, Elsternwick Vic 3185

### Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

### Median sale price

Median price \$1,925,000

Property 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)

**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	44 Lyndon St RIPPONLEA 3185	\$1,605,000	15/04/2025
2	49 Victoria St ELSTERNWICK 3185	\$1,730,000	25/02/2025
3	52 Begonia Rd GARDENVALE 3185	\$1,775,000	22/02/2025

**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:

14/05/2025 10:49



3 1 2

**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 quarter 2025: \$1,925,000

## Comparable Properties



**44 Lyndon St RIPPONLEA 3185 (REI)**

**Agent Comments**

3 1 3

**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)**

**Agent Comments**

4 1 2

**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)**

**Agent Comments**

3 1 2

**Price:** \$1,775,000  
**Method:** Auction Sale  
**Date:** 22/02/2025  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx