

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

7 Edward Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,859,500

Property Type House

Suburb Elsternwick

Period - From 01/10/2024

to 31/12/2024

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	7 Prentice St ELSTERNWICK 3185	\$1,800,000	09/12/2024
2	25 Gordon St ELSTERNWICK 3185	\$1,829,000	14/11/2024
3	61 Prentice St ELSTERNWICK 3185	\$1,823,000	13/10/2024

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:

19/03/2025 17:37



3 2 2

Rooms: 5

Property Type: House

Land Size: 321 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

December quarter 2024: \$1,859,500

Comparable Properties



7 Prentice St ELSTERNWICK 3185 (REI)

Agent Comments

3 1 -

Price: \$1,800,000

Method: Private Sale

Date: 09/12/2024

Property Type: House

Land Size: 353 sqm approx



25 Gordon St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 1 2

Price: \$1,829,000

Method: Private Sale

Date: 14/11/2024

Property Type: House (Res)

Land Size: 474 sqm approx



61 Prentice St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 2 1

Price: \$1,823,000

Method: Auction Sale

Date: 13/10/2024

Property Type: House (Res)

Land Size: 256 sqm approx

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