

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 Liscard Street, Elsternwick Vic 3185

Indicative selling price

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

Single price

\$2,650,000

Median sale price

Median price

\$2,300,000

Property Type

House

Suburb

Elsternwick

Period - From

01/10/2025

to

31/12/2025

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	43 Oswald St ELSTERNWICK 3185	\$2,800,000	19/12/2025
2	34 College St ELSTERNWICK 3185	\$2,730,000	13/12/2025
3	9 Hartington St ELSTERNWICK 3185	\$2,400,000	30/11/2025

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:

28/03/2026 15:21



4
 2
 1

Property Type: House

Agent Comments

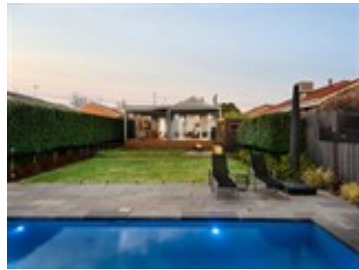
Indicative Selling Price

\$2,650,000

Median House Price

December quarter 2025: \$2,300,000

Comparable Properties



43 Oswald St ELSTERNWICK 3185 (REI/VG)

Agent Comments

4
 2
 2

Price: \$2,800,000

Method: Private Sale

Date: 19/12/2025

Property Type: House

Land Size: 785 sqm approx



34 College St ELSTERNWICK 3185 (REI)

Agent Comments

4
 2
 3

Price: \$2,730,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 929 sqm approx



9 Hartington St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3
 2
 2

Price: \$2,400,000

Method: Auction Sale

Date: 30/11/2025

Property Type: House

Land Size: 578 sqm approx

Account - Besser & Co EA | P: 03 9531 1000



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