

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 1/34 – 44 Regent St, Elsternwick, Vic 3185

## Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

## Median sale price

Median price \$625,000 Property type Townhouse Suburb Elsternwick

Period - From 01/10/2022 to 31/12/2022 Source REIV

## Comparable property sales

**A\*** These are the two 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
42a Brighton Rd BALACLAVA 3183	\$1,500,000	02/12/2022
29 Sidwell Av ST KILDA EAST 3183	\$1,446,000	11/12/2022

This Statement of Information was prepared on: 21/03/2023