

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

54 Regent Street, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$2,105,000

Property Type

House

Suburb

Elsternwick

Period - From

01/01/2022

to

31/12/2022

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	23 Kalymna Gr ST KILDA EAST 3183	\$1,420,000	26/10/2022
2	243 Inkerman St BALACLAVA 3183	\$1,360,000	18/12/2022
3			

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:

21/03/2023 09:33

Lana Samuels

9645 9699

0435 165 633

lana@whitefoxrealestate.com.au

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending December 2022: \$2,105,000



2 1 0

Property Type: House (Res)

Agent Comments

Comparable Properties



23 Kalymna Gr ST KILDA EAST 3183 (REI/VG) Agent Comments

3 1 -

Price: \$1,420,000

Method: Sold Before Auction

Date: 26/10/2022

Property Type: House (Res)

Land Size: 260 sqm approx



243 Inkerman St BALACLAVA 3183 (REI/VG) Agent Comments

2 1 1

Price: \$1,360,000

Method: Private Sale

Date: 18/12/2022

Property Type: House

Land Size: 182 sqm approx

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.