

## 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

8/7 NEPEAN HIGHWAY ELSTERNWICK VIC 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### 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 6 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

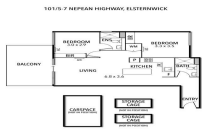
101/7 NEPEAN HIGHWAY ELSTERNWICK VIC 3185	\$620,000	16-Jul-24
312/138 GLEN EIRA ROAD ELSTERNWICK VIC 3185	\$640,000	18-Jun-24
10/19 SELWYN STREET ELSTERNWICK VIC 3185	\$650,000	11-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 25 November 2024

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**101/7 NEPEAN HIGHWAY  
 ELSTERNWICK VIC 3185**

2 2 1

Sold Price **\$620,000** Sold Date **16-Jul-24**

Distance **0km**



**312/138 GLEN EIRA ROAD  
 ELSTERNWICK VIC 3185**

2 2 1

Sold Price **\$640,000** Sold Date **18-Jun-24**

Distance **0.79km**



**10/19 SELWYN STREET  
 ELSTERNWICK VIC 3185**

2 1 1

Sold Price <sup>RS</sup> **\$650,000** <sup>UN</sup> Sold Date **11-Nov-24**

Distance **0.25km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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