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

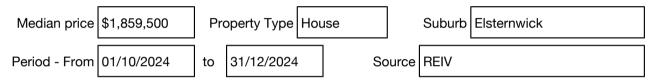
49 Victoria Street, Elsternwick Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquo	
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Single price \$1,790,000

Median sale price



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	75 Seymour Rd ELSTERNWICK 3185	\$1,760,000	26/10/2024
3	107 Orrong Rd ELSTERNWICK 3185	\$1,755,000	22/09/2024

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:

11/02/2025 19:00



woodards 🚾





Property Type: House (Res) **Land Size:** 477 sqm approx Agent Comments Indicative Selling Price \$1,790,000 Median House Price December quarter 2024: \$1,859,500

Comparable Properties





75 Seymour Rd ELSTERNWICK 3185 (REI)

7 Prentice St ELSTERNWICK 3185 (REI)

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Price: \$1,800,000 Method: Private Sale Date: 09/12/2024 Property Type: House Land Size: 353 sqm approx



Price: \$1,760,000 Method: Auction Sale Date: 26/10/2024 Property Type: House (Res)

107 Orrong Rd ELSTERNWICK 3185 (REI)

Agent Comments

Agent Comments

Agent Comments

Price: \$1,755,000 Method: Auction Sale Date: 22/09/2024 Property Type: House (Res) Land Size: 533 sqm approx

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300



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