# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	sale
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Address	42 Murray Street, Elsternwick Vic 3185
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$2,500,000	&	\$2,650,000
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#### Median sale price

Median price \$1,875,0	00 Pr	operty Type	louse	Subu	rb Elsternwick
Period - From 01/04/20	)24 to	31/03/2025	So	urce 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	7 Seymour Rd ELSTERNWICK 3185	\$2,950,000	13/11/2024
2	6 Lamellah St CAULFIELD 3162	\$2,530,000	11/11/2024
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:	30/04/2025 10:11



Date of sale

# WHITEFOX

Lana Samuels 9645 9699 0435 165 633 lana@whitefoxrealestate.com.au

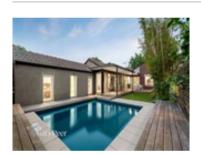
Indicative Selling Price \$2,500,000 - \$2,650,000 Median House Price Year ending March 2025: \$1,875,000





**Property Type:** House Agent Comments

# Comparable Properties



7 Seymour Rd ELSTERNWICK 3185 (REI/VG)

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4

**—** 

2

**a** 

Price: \$2,950,000

Method: Sold Before Auction

Date: 13/11/2024

**Property Type:** House (Res) **Land Size:** 544 sqm approx

**Agent Comments** 



6 Lamellah St CAULFIELD 3162 (REI/VG)

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4

**a** 

**Agent Comments** 

Price: \$2,530,000

Method: Sold After Auction

Date: 11/11/2024

**Property Type:** House (Res) **Land Size:** 599 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.

Account - Whitefox Real Estate | P: 96459699



