

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

42 Murray Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$2,500,000

&

\$2,650,000

Median sale price

Median price \$1,875,000

Property Type House

Suburb Elsternwick

Period - From 01/04/2024

to 31/03/2025

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	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

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Indicative Selling Price

\$2,500,000 - \$2,650,000

Median House Price

Year ending March 2025: \$1,875,000



4 2 4

Property Type: House

Agent Comments

Comparable Properties



7 Seymour Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

4 2 1

Price: \$2,950,000

Method: Sold Before Auction

Date: 13/11/2024

Property Type: House (Res)

Land Size: 544 sqm approx



6 Lamellah St CAULFIELD 3162 (REI/VG)

Agent Comments

4 2 2

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.