

# 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

25 Gordon Street Elsternwick, VIC 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,650,000

&

\$1,750,000

### Median sale price

Median price

\$1,700,000

Property type

House

Suburb

Elsternwick

Period - From

01/07/2024

to

30/09/2024

Source

REIV

### Comparable property sales

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
475 Seymour Road, Elsternwick	\$1,760,000	26/10/2024
26 Elizabeth Street, Elsternwick	\$1,660,000	13/10/2024
5 Edward Street, Elsternwick	\$1,695,000	03/08/2024

This Statement of Information was prepared on: 29 October 2024