

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

7 Stanley Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$3,500,000

&

\$3,700,000

Median sale price

Median price \$2,015,000

Property Type House

Suburb Elsternwick

Period - From 01/07/2023

to

30/06/2024

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	61 Murray St CAULFIELD 3162	\$3,475,000	14/09/2024
2			
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:

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Indicative Selling Price

\$3,500,000 - \$3,700,000

Median House Price

Year ending June 2024: \$2,015,000



5 3 3

Property Type: House
Land Size: 692 sqm approx
Agent Comments

Comparable Properties



61 Murray St CAULFIELD 3162 (REI)

Agent Comments

5 3 3

Price: \$3,475,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 741 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.