

# 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 59 Elster Avenue, Gardenvale Vic 3185

### Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

### Median sale price

Median price \$1,815,000 Property Type House Suburb Gardenvale

Period - From 20/02/2024 to 19/02/2025 Source Property Data

### 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	24a Elm Gr BRIGHTON 3186	\$1,420,000	23/11/2024
2	8 Filbert St CAULFIELD SOUTH 3162	\$1,500,000	28/10/2024
3	15 Beavis St ELSTERNWICK 3185	\$1,600,000	20/10/2024

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: 20/02/2025 15:37



2   2   1

**Property Type:** House

## Comparable Properties



**24a Elm Gr BRIGHTON 3186 (VG)**

[Agent Comments](#)

2   -   -

**Price:** \$1,420,000

**Method:** Sale

**Date:** 23/11/2024

**Property Type:** Flat/Unit/Apartment (Res)



**8 Filbert St CAULFIELD SOUTH 3162 (REI/VG)**

[Agent Comments](#)

3   2   2

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 28/10/2024

**Property Type:** House

**Land Size:** 368 sqm approx



**15 Beavis St ELSTERNWICK 3185 (REI/VG)**

[Agent Comments](#)

3   1   1

**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 20/10/2024

**Property Type:** House (Res)

**Land Size:** 533 sqm approx

**Account - Jellis Craig** | P: 03 9194 1200