# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

\$1,600,000

# Property offered for sale

Address	59 Elster Avenue, Gardenvale Vic 3185
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,450,000 & \$1,595,000	Range between	\$1,450,000	&	\$1,595,000
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### Median sale price

Median price	\$1,815,000	Pro	perty 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)

15 Beavis St ELSTERNWICK 3185

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.

Add	dress 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

#### OR

3

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



20/10/2024



Danielle Harvey 03 9194 1200 0433 509 786 danielleharvey@jelliscraig.com.au

**Indicative Selling Price** \$1,450,000 - \$1,595,000 **Median House Price** 20/02/2024 - 19/02/2025: \$1,815,000





# Comparable Properties



24a Elm Gr BRIGHTON 3186 (VG)

Price: \$1,420,000 Method: Sale Date: 23/11/2024

Property Type: Flat/Unit/Apartment (Res)

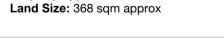
**Agent Comments** 



8 Filbert St CAULFIELD SOUTH 3162 (REI/VG)

Price: \$1,500,000 Method: Private Sale Date: 28/10/2024 Property Type: House

Agent Comments





15 Beavis St ELSTERNWICK 3185 (REI/VG)

Price: \$1,600,000 Method: Auction Sale Date: 20/10/2024

Property Type: House (Res) Land Size: 533 sqm approx

**Agent Comments** 

Account - Jellis Craig | P: 03 9194 1200



