

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

6 Mulgrave Street, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,859,500

Property Type

House

Suburb

Elsternwick

Period - From

01/10/2024

to

31/12/2024

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	27 Olive St CAULFIELD SOUTH 3162	\$1,535,000	02/03/2025
2	46 Venus St CAULFIELD SOUTH 3162	\$1,485,000	16/11/2024
3	16 Rockbrook Rd ST KILDA EAST 3183	\$1,535,000	22/09/2024

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:

13/03/2025 13:13



3 2 2

Property Type: House
Land Size: 408 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
December quarter 2024: \$1,859,500

Comparable Properties



27 Olive St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 1

Price: \$1,535,000
Method: Auction Sale
Date: 02/03/2025
Property Type: House (Res)
Land Size: 329 sqm approx



46 Venus St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

4 2 2

Price: \$1,485,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 530 sqm approx



16 Rockbrook Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 1 -

Price: \$1,535,000
Method: Auction Sale
Date: 22/09/2024
Property Type: House (Res)
Land Size: 275 sqm approx