

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 2/39-41 OSWALD STREET, ELSTERNWICK 3185

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$800,000 & \$880,000

## Median sale price

Median price \$712,500 Property type Unit Suburb Elsternwick

Period - From 01/07/2024 to 30/09/2024 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 3/17-21 Oswald Street ELSTERNWICK 3185 | \$850,000 | 18/09/2024   |
| 2 4/19 Beddoe Avenue BRIGHTON EAST 3187  | \$900,000 | 14/08/2024   |
| 3 4/28 Murphy Street BRIGHTON 3186       | \$825,000 | 13/08/2024   |

This Statement of Information was prepared on: 04/11/2024