

# 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

4/66 Downshire Road, Elsternwick 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 \$640,000 & \$700,000

### Median sale price

Median price \$690,750 Property Type Unit Suburb Elsternwick

Period - From 01/01/2024 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	1/71 Ormond Rd ELWOOD 3184	\$695,000	23/12/2024
2	2/14 Orrong Rd ELSTERNWICK 3185	\$700,000	07/11/2024
3	5/14 King St ELSTERNWICK 3185	\$685,000	14/09/2024

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:

22/02/2025 16:18



2   
 1   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$640,000 - \$700,000

**Median Unit Price**

Year ending December 2024: \$690,750

## Comparable Properties



**1/71 Ormond Rd ELWOOD 3184 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$695,000

**Method:** Private Sale

**Date:** 23/12/2024

**Property Type:** Unit



**2/14 Orrong Rd ELSTERNWICK 3185 (REI)**

Agent Comments

2   
 1   
 2

**Price:** \$700,000

**Method:** Sold Before Auction

**Date:** 07/11/2024

**Property Type:** Apartment



**5/14 King St ELSTERNWICK 3185 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$685,000

**Method:** Auction Sale

**Date:** 14/09/2024

**Property Type:** Unit

**Account - Biggin & Scott** | P: 03 95239444 | F: 03 9523 9433