

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 36 Clarence Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,845,000 Property Type House 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	17 Acacia St ELSTERNWICK 3185	\$1,770,000	01/12/2024
2	107 Orrong Rd ELSTERNWICK 3185	\$1,755,000	22/09/2024
3	21 Prahran Gr ELSTERNWICK 3185	\$1,720,000	02/09/2024

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: 30/01/2025 14:33



Property Type: House
Land Size: 514 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
Year ending December 2024: \$1,845,000

Comparable Properties



17 Acacia St ELSTERNWICK 3185 (REI/VG)

[Agent Comments](#)



Price: \$1,770,000
Method: Auction Sale
Date: 01/12/2024
Property Type: House (Res)
Land Size: 323 sqm approx



107 Orrong Rd ELSTERNWICK 3185 (REI/VG)

[Agent Comments](#)



Price: \$1,755,000
Method: Auction Sale
Date: 22/09/2024
Property Type: House (Res)
Land Size: 533 sqm approx



21 Prahran Gr ELSTERNWICK 3185 (REI/VG)

[Agent Comments](#)



Price: \$1,720,000
Method: Private Sale
Date: 02/09/2024
Property Type: House (Res)
Land Size: 481 sqm approx

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