

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

49 Victoria Street, Elsternwick Vic 3185

Indicative selling price

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

Single price \$1,850,000

Median sale price

Median price \$1,953,000

Property Type House

Suburb Elsternwick

Period - From 01/10/2023

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	79 Shoobra Rd ELSTERNWICK 3185	\$1,890,000	26/10/2024
2	107 Orrong Rd ELSTERNWICK 3185	\$1,755,000	22/09/2024
3			

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:

02/12/2024 09:04



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Property Type: House
Land Size: 477 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,850,000
Median House Price
 Year ending September 2024: \$1,953,000

Comparable Properties



79 Shoobra Rd ELSTERNWICK 3185 (REI)

Agent Comments

3 2 2

Price: \$1,890,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 538 sqm approx



107 Orrong Rd ELSTERNWICK 3185 (REI)

Agent Comments

3 2 2

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

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.

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300