

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

59 Elster Avenue, Gardenvale Vic 3185

Indicative selling price

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

Range between

\$1,450,000

&

\$1,500,000

Median sale price

Median price

\$1,982,500

Property Type

House

Suburb

Gardenvale

Period - From

11/04/2024

to

10/04/2025

Source

Property Data

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	24a Elm Gr BRIGHTON 3186	\$1,420,000	23/11/2024
2	8 Filbert St CAULFIELD SOUTH 3162	\$1,500,000	28/10/2024
3	15 Beavis St ELSTERNWICK 3185	\$1,600,000	20/10/2024

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:

11/04/2025 09:21



2 2 2

Property Type: House

Comparable Properties



24a Elm Gr BRIGHTON 3186 (VG)

Agent Comments

2 - -

Price: \$1,420,000
Method: Sale
Date: 23/11/2024
Property Type: Flat/Unit/Apartment (Res)



8 Filbert St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 2 2

Price: \$1,500,000
Method: Private Sale
Date: 28/10/2024
Property Type: House
Land Size: 368 sqm approx



15 Beavis St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 1 1

Price: \$1,600,000
Method: Auction Sale
Date: 20/10/2024
Property Type: House (Res)
Land Size: 533 sqm approx