

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

10/293 Kooyong Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$475,000 & \$520,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Elsternwick

Period - From 01/10/2024 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	2/293 Kooyong Rd ELSTERNWICK 3185	\$485,000	21/11/2024
2	1/65-71 Clarence St ELSTERNWICK 3185	\$490,000	28/10/2024
3	4/2 Parkside St ELSTERNWICK 3185	\$510,000	23/10/2024

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:

04/02/2025 13:16



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$475,000 - \$520,000

Median Unit Price

December quarter 2024: \$590,000

Comparable Properties



2/293 Kooyong Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 21/11/2024

Property Type: Apartment

Land Size: 1407 sqm approx



1/65-71 Clarence St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 28/10/2024

Property Type: Apartment



4/2 Parkside St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$510,000

Method: Sold Before Auction

Date: 23/10/2024

Property Type: Unit

Account - Barry Plant | P: 03 9803 0400