

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 3/9 Bertram Street, Elsternwick Vic 3185

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$850,000 & \$935,000

## 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

**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
2/39-41 Oswald St ELSTERNWICK 3185	\$890,000	07/12/2024
1/97 Murray St CAULFIELD 3162	\$964,000	27/11/2024
4/66 Asling St BRIGHTON 3186	\$880,000	18/11/2024

This Statement of Information was prepared on: 03/02/2025