

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 2/5 St Georges Road, Elsternwick, Vic 3185

Indicative selling price

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

Range between \$675,000 & \$740,000

Median sale price

Median price \$640,000 Property type Apartment Suburb Elsternwick

Period - From 01/10/2023 to 31/12/2023 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
1/18 St Georges Road, Elsternwick, VIC 3185	\$765,000	27/10/2023
11/31 St Georges Road, Elsternwick, VIC 3185	\$706,000	19/10/2023
138/88 Orrong Road, Elsternwick, VIC 3185	\$717,500	14/11/2023

This Statement of Information was prepared on: 21/02/2024