

# 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

6/34 Horne 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)

Range between \$500,000 & \$550,000

### Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

Elsternwick

Period - From

01/01/2025

to

31/03/2025

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	10/293 Kooyong Rd ELSTERNWICK 3185	\$514,000	22/02/2025
2	3/7a Coleridge St ELWOOD 3184	\$545,000	03/02/2025
3	2/293 Kooyong Rd ELSTERNWICK 3185	\$485,000	21/11/2024

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:

08/04/2025 14:08

6/34 Horne Street, Elsternwick Vic 3185



Property Type:  
Agent Comments

Indicative Selling Price  
\$500,000 - \$550,000  
Median Unit Price  
March quarter 2025: \$540,000

## Comparable Properties



10/293 Kooyong Rd ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$514,000  
Method: Private Sale  
Date: 22/02/2025  
Property Type: Apartment



3/7a Coleridge St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$545,000  
Method: Private Sale  
Date: 03/02/2025  
Property Type: Apartment



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

Account - Gary Peer & Associates Bentleigh | P: 88426800



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