

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 Davis Street, Elsternwick 3185

Indicative selling price

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

Single price \$1,479,000

Median sale price

Median price \$1,707,500

Property type House

Suburb Elsternwick

Period - From 01/06/2024

to 30/09/2024

Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
16 Rockbrook Rd St Kilda East 3183	\$1,535,000	22/09/2024
14 Hartington St Elsternwick 3185	\$1,440,000	21/09/2024

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: 06/03/2025