

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 402/17 Gordon Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$450,000 & \$480,000

Median sale price

Median price \$690,750 Property Type Unit Suburb Elsternwick

Period - From 01/01/2024 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	402/138 Glen Eira Rd ELSTERNWICK 3185	\$465,000	20/02/2025
2	403/17 Gordon St ELSTERNWICK 3185	\$472,000	16/12/2024
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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: 25/02/2025 12:23



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$450,000 - \$480,000

Median Unit Price

Year ending December 2024: \$690,750

Comparable Properties



402/138 Glen Eira Rd ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$465,000

Method: Sold Before Auction

Date: 20/02/2025

Property Type: Apartment



403/17 Gordon St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$472,000

Method: Private Sale

Date: 16/12/2024

Property Type: Apartment

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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