#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	1/19 Selwyn Street, Elsternwick Vic 3185
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$420,000 & \$460,000	Range between	\$420,000	&	\$460,000
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#### Median sale price

Median price	\$590,000	Pro	perty Type	Jnit		Suburb	Elsternwick
Period - From	01/10/2024	to	31/12/2024	So	ource	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

	aress of comparable property	1 1100	Date of Sale
1	402/138 Glen Eira Rd ELSTERNWICK 3185	\$465,000	19/02/2025
2	6/5 Dickens St ELWOOD 3184	\$460,000	31/01/2025
3	403/17 Gordon St ELSTERNWICK 3185	\$472,000	16/12/2024

#### 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:	18/03/2025 11:21



Date of sale







Rooms: 3

Property Type: Apartment

**Indicative Selling Price** \$420,000 - \$460,000 **Median Unit Price** December quarter 2024: \$590,000

## Comparable Properties



402/138 Glen Eira Rd ELSTERNWICK 3185 (REI)

Price: \$465,000

Method: Sold Before Auction

Date: 19/02/2025

Property Type: Apartment

**Agent Comments** 



6/5 Dickens St ELWOOD 3184 (REI)

**Agent Comments** 

Price: \$460,000 Method: Private Sale Date: 31/01/2025

Property Type: Apartment



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

Price: \$472,000

**Agent Comments** 

Method: Private Sale Date: 16/12/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200





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