

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

1/469 Kooyong Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Elsternwick

Period - From 01/04/2025

to

30/06/2025

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	201/677 Glen Huntly Rd CAULFIELD 3162	\$1,000,000	14/09/2025
2	2/61 Bealiba Rd CAULFIELD SOUTH 3162	\$1,100,000	13/06/2025
3			

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:

01/10/2025 09:59



 3  2  2

Rooms: 5
Property Type: House
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
June quarter 2025: \$640,000

Comparable Properties



201/677 Glen Huntly Rd CAULFIELD 3162 (REI)

Agent Comments

 3  2  1

Price: \$1,000,000
Method: Auction Sale
Date: 14/09/2025
Property Type: Apartment



2/61 Bealiba Rd CAULFIELD SOUTH 3162 (VG)

Agent Comments

 3  -  -

Price: \$1,100,000
Method: Sale
Date: 13/06/2025
Property Type: Flat/Unit/Apartment (Res)

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.