#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$660,000	&	\$710,000
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#### Median sale price

Median price	\$685,000	Pro	perty Type U	nit		Suburb	Elsternwick
Period - From	01/04/2024	to	31/03/2025	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	7/2 Victoria St ELSTERNWICK 3185	\$668,000	12/04/2025
2	4/88 Brighton Rd RIPPONLEA 3185	\$710,000	27/03/2025
3	7/131 Brighton Rd ELWOOD 3184	\$666,000	27/03/2025

#### 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:	24/04/2025 13:06



Date of sale

## BigginScott<sup>\*</sup>





Rooms: 4

Property Type: Apartment

Agent Comments

**Indicative Selling Price** \$660,000 - \$710,000 **Median Unit Price** Year ending March 2025: \$685,000

### Comparable Properties



7/2 Victoria St ELSTERNWICK 3185 (REI)

Price: \$668,000 Method: Auction Sale Date: 12/04/2025

Property Type: Apartment

**Agent Comments** 



4/88 Brighton Rd RIPPONLEA 3185 (REI)





Agent Comments

Price: \$710.000

Method: Sold Before Auction

Date: 27/03/2025

Property Type: Apartment



7/131 Brighton Rd ELWOOD 3184 (REI)





Price: \$666,000 Method: Private Sale Date: 27/03/2025

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433





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