

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

101/28 RIDDELL PARADE ELSTERNWICK VIC 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

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

311/242 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	\$407,000	07-May-25
4/17 GORDON STREET ELSTERNWICK VIC 3185	\$435,500	12-Apr-25
402/138 GLEN EIRA ROAD ELSTERNWICK VIC 3185	\$465,000	20-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 01 August 2025



**311/242 GLEN HUNTLY ROAD
ELSTERNWICK VIC 3185**

 1  1  1

Sold Price **\$407,000** Sold Date **07-May-25**

Distance **0.1km**



**4/17 GORDON STREET
ELSTERNWICK VIC 3185**

 1  1  1

Sold Price **\$435,500** Sold Date **12-Apr-25**

Distance **0.23km**



**402/138 GLEN EIRA ROAD
ELSTERNWICK VIC 3185**

 1  1  1

Sold Price **\$465,000** Sold Date **20-Feb-25**

Distance **0.94km**

RS = Recent sale UN = Undisclosed Sale

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