

## 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

106/17 GORDON STREET ELSTERNWICK VIC 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$772,500

Property type

Unit

Suburb

Elsternwick

Period-from

01 Oct 2024

to

30 Sep 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 112/18 MCCOMBIE STREET ELSTERNWICK VIC 3185  | \$395,000 | 01-Oct-25 |
| 107/160 HOTHAM STREET ST KILDA EAST VIC 3183 | \$400,000 | 22-Sep-25 |
| G03/26-28 BROADWAY ELWOOD VIC 3184           | \$400,000 | 25-Jun-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.~~

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**112/18 MCCOMBIE STREET  
ELSTERNWICK VIC 3185**

1 1 1

Sold Price <sup>RS</sup> **\$395,000** <sup>UN</sup> Sold Date **01-Oct-25**

Distance **0.17km**



**107/160 HOTHAM STREET ST  
KILDA EAST VIC 3183**

1 1 1

Sold Price <sup>RS</sup> **\$400,000** <sup>UN</sup> Sold Date **22-Sep-25**

Distance **0.81km**



**G03/26-28 BROADWAY ELWOOD  
VIC 3184**

1 1 1

Sold Price **\$400,000** Sold Date **25-Jun-25**

Distance **1.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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