## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	11/1 Yorston Court, Elsternwick Vic 3185
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$525,000 & \$555,000	000
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### Median sale price

Median price	\$635,000	Pro	perty Type	Unit		Suburb	Elsternwick
Period - From	01/10/2024	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	5/1-3 Carre St ELSTERNWICK 3185	\$550,000	22/10/2025
2	3/19 Trevascus St CAULFIELD SOUTH 3162	\$538,000	02/10/2025
3	6/55 Alexandra St ST KILDA EAST 3183	\$540,000	25/08/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/11/2025 12:31

