Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,300,000

Property offered for sale

Address Including suburb and postcode	Sinclair Street, Elsternwick Vic 3185
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Indicative selling price

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

Range between \$1,350,000	&	\$1,475,000
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Median sale price

Median price	\$1,822,500	Pro	perty Type	House		Suburb	Elsternwick
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

15 Mccombie St ELSTERNWICK 3185

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	33 Nelson St BALACLAVA 3183	\$1,260,000	14/06/2025
2	52 College St ELSTERNWICK 3185	\$1,495,000	28/05/2025

OR

3

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:	04/08/2025 10:12



05/02/2025

BigginScott*





Indicative Selling Price \$1,350,000 - \$1,475,000 Median House Price June quarter 2025: \$1,822,500

Comparable Properties



33 Nelson St BALACLAVA 3183 (REI)

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1

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1

Agent Comments

Price: \$1,260,000 **Method:** Auction Sale **Date:** 14/06/2025

Property Type: House (Res)



52 College St ELSTERNWICK 3185 (REI)

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Agent Comments

Price: \$1,495,000 Method: Private Sale Date: 28/05/2025 Property Type: House Land Size: 598 sqm approx



15 Mccombie St ELSTERNWICK 3185 (VG)

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Price: \$1,300,000 Method: Sale Date: 05/02/2025

Property Type: House (Res) Land Size: 382 sqm approx

Agent Comments

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





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