

# 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

17 Sinclair 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)

Range between \$1,350,000

&

\$1,475,000

### Median sale price

Median price \$1,822,500

Property 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)

**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
3	15 Mccombie St ELSTERNWICK 3185	\$1,300,000	05/02/2025

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:

04/08/2025 10:12



Property Type:  
Agent Comments

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)

Agent Comments



Price: \$1,260,000  
Method: Auction Sale  
Date: 14/06/2025  
Property Type: House (Res)



52 College St ELSTERNWICK 3185 (REI)

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)

Agent Comments



Price: \$1,300,000  
Method: Sale  
Date: 05/02/2025  
Property Type: House (Res)  
Land Size: 382 sqm approx