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

1D Riddell Parade, Elsternwick Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,600,000		&		\$1,760,000				
Median sale price									
Median price	\$1,341,250	Pro	operty Type	Том	nhouse		Suburb	Elsternwick	
Period - From	14/06/2024	to	13/06/2025		So	urce	Property	/ Data	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	42B Hartington St ELSTERNWICK 3185	\$1,675,000	04/06/2025
2	7/146 Glen Huntly Rd ELWOOD 3184	\$1,617,500	09/04/2025
3			

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:

14/06/2025 15:03



BigginScott





Rooms: 4 Property Type: Townhouse 238m2 Land Size: 213 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,760,000 Median Townhouse Price 14/06/2024 - 13/06/2025: \$1,341,250

Comparable Properties

42B Hartington St ELSTERNWICK 3185 (REI) → 3 → 2 → 2 Price: \$1,675,000 Method: Sold Before Auction Date: 04/06/2025 Property Type: House Land Size: 387 sqm approx	Agent Comments
7/146 Glen Huntly Rd ELWOOD 3184 (REI/VG) 3 2 2 2 Price: \$1,617,500 Method: Private Sale Date: 09/04/2025 Property Type: Townhouse (Single)	Agent Comments

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.

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