

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000

&

\$1,760,000

### Median sale price

Median price \$1,341,250

Property Type Townhouse

Suburb Elsternwick

Period - From 14/06/2024

to 13/06/2025

Source 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 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	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



3 2 1

**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)**

**Agent Comments**

3 2 2

**Price:** \$1,675,000  
**Method:** Sold Before Auction  
**Date:** 04/06/2025  
**Property Type:** House  
**Land Size:** 387 sqm approx



**7/146 Glen Huntly Rd ELWOOD 3184 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,617,500  
**Method:** Private Sale  
**Date:** 09/04/2025  
**Property Type:** Townhouse (Single)

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.