# 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	2/24 College Street, Elsternwick Vic 3185
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,375,000	&	\$1,500,000
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#### Median sale price

Median price	\$1,315,000	Pro	perty Type To	ownhouse		Suburb	Elsternwick
Period - From	30/10/2024	to	29/10/2025	s	ource	Property	v 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

Add	dress of comparable property	Price	Date of sale
1	60 Regent St ELSTERNWICK 3064	\$1,451,000	12/10/2025
2	24/49 Head St BRIGHTON 3186	\$1,387,000	31/05/2025
3	698 Hawthorn Rd BRIGHTON EAST 3187	\$1,417,000	10/05/2025

#### 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:	30/10/2025 12:33



# **BigginScott**





Property Type: Unit Agent Comments

**Indicative Selling Price** \$1,375,000 - \$1,500,000 **Median Townhouse Price** 30/10/2024 - 29/10/2025: \$1,315,000

# Comparable Properties



60 Regent St ELSTERNWICK 3064 (REI)

Price: \$1,451,000 Method: Auction Sale Date: 12/10/2025

Property Type: House (Res) Land Size: 209 sqm approx **Agent Comments** 



24/49 Head St BRIGHTON 3186 (REI/VG)





Agent Comments

Price: \$1,387,000 Method: Auction Sale Date: 31/05/2025

Property Type: Townhouse (Res)



698 Hawthorn Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

Price: \$1,417,000 Method: Auction Sale Date: 10/05/2025 Property Type: House Land Size: 667 sqm approx

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





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