

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

2/24 College Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,375,000

&

\$1,500,000

Median sale price

Median price \$1,315,000

Property Type Townhouse

Suburb Elsternwick

Period - From 30/10/2024

to

29/10/2025

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	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 comparable properties 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



3 2 2

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)

Agent Comments

3 1 -

Price: \$1,451,000
Method: Auction Sale
Date: 12/10/2025
Property Type: House (Res)
Land Size: 209 sqm approx



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

Agent Comments

3 2 2

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

3 1 2

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