Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	205/17 Gordon 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	\$825,000	&	\$875,000

Median sale price

Median price	\$712,500	Pro	perty Type Un	it		Suburb	Elsternwick
Period - From	01/07/2025	to	30/09/2025	So	urce	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

1	103/241 Glen Huntly Rd ELSTERNWICK 3185	\$899,000	17/09/2025
2	102/111 Gardenvale Rd GARDENVALE 3185	\$875,000	25/08/2025
3	907/241 Glen Huntly Rd ELSTERNWICK 3185	\$899,000	12/06/2025

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:	03/11/2025 11:10
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Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$825,000 - \$875,000 **Median Unit Price** September quarter 2025: \$712,500

Comparable Properties



103/241 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments

Price: \$899,000 Method: Private Sale Date: 17/09/2025

Property Type: Apartment



102/111 Gardenvale Rd GARDENVALE 3185 (REI/VG)

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Agent Comments

Price: \$875,000 Method: Private Sale Date: 25/08/2025

Property Type: Apartment



907/241 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

Price: \$899,000 Method: Private Sale Date: 12/06/2025

Property Type: Apartment

Account - Atria Real Estate





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