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

205/17 Gordon Street, Elsternwick Vic 3185

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	ov.au/	underquot	ing		
Range betweer	\$825,000		&		\$875,000			
Median sale p	rice							
Median price	\$685,000	Pro	operty Type	Unit			Suburb	Elsternwick
Period - From	01/04/2024	to	31/03/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	907/241 Glen Huntly Rd ELSTERNWICK 3185	\$899,000	12/06/2025
2	807/241 Glen Huntly Rd ELSTERNWICK 3185	\$899,000	06/05/2025
3	G05/29-31 Ormond Rd ELWOOD 3184	\$930,000	01/05/2025

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:

01/07/2025 16:17



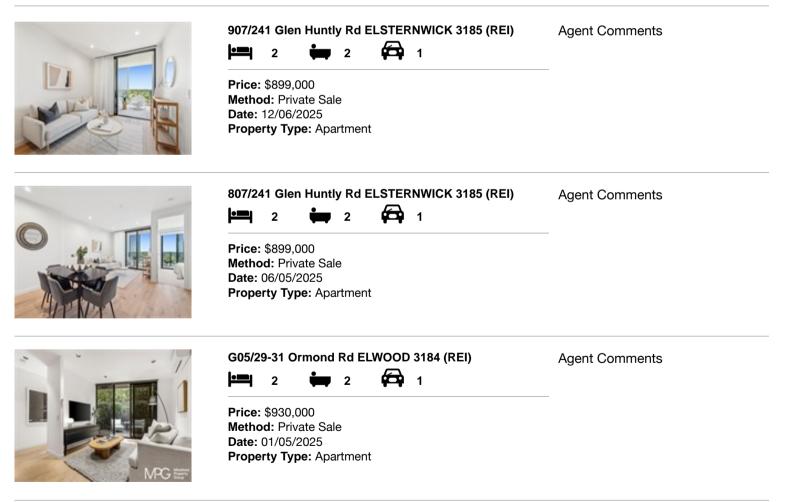






Property Type: Apartment Agent Comments Indicative Selling Price \$825,000 - \$875,000 Median Unit Price Year ending March 2025: \$685,000

Comparable Properties



Account - Atria Real Estate



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