

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

209/7 NEPEAN HIGHWAY ELSTERNWICK VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

3/568 NEW STREET BRIGHTON VIC 3186	\$398,000	02-Apr-25
409/18 MCCOMBIE STREET ELSTERNWICK VIC 3185	\$400,000	14-Feb-25
4/17 GORDON STREET ELSTERNWICK VIC 3185	\$435,500	12-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 27 May 2025

Shannon O'Sullivan

M 0456029622

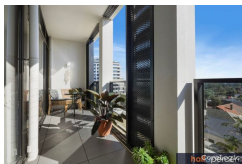
E ShannonO'Sullivan@mcgrath.com.au

**3/568 NEW STREET BRIGHTON VIC 3186**

Sold Price

^{RS} **\$398,000** ^{UN}Sold Date **02-Apr-25** 1  1  1Distance **0.11km****409/18 MCCOMBIE STREET
ELSTERNWICK VIC 3185**

Sold Price

\$400,000Sold Date **14-Feb-25** 1  1  1Distance **0.1km****4/17 GORDON STREET
ELSTERNWICK VIC 3185**

Sold Price

\$435,500Sold Date **12-Apr-25** 1  1  1Distance **0.22km****RS** = Recent sale**UN** = Undisclosed Sale

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