

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

210A ELSWORTH STREET WEST MOUNT PLEASANT VIC 3350

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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$482,500

Property type

House

Suburb

Mount Pleasant

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

8 BARTLEY AVENUE CANADIAN VIC 3350	\$420,000	09-Feb-25
1/835 HUMFFRAY STREET SOUTH MOUNT PLEASANT VIC 3350	\$405,000	25-Jun-24
366 VICKERS STREET SEBASTOPOL VIC 3356	\$400,000	23-Dec-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 08 August 2025

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8 BARTLEY AVENUE CANADIAN VIC 3350

 3  2  1

Sold Price

\$420,000

Sold Date

09-Feb-25

Distance

1.16km



1/835 HUMFFRAY STREET SOUTH MOUNT PLEASANT VIC 3350

 3  1  1

Sold Price

\$405,000

Sold Date

25-Jun-24

Distance

0.95km



366 VICKERS STREET SEBASTOPOL VIC 3356

 3  1  2

Sold Price

\$400,000

Sold Date

23-Dec-24

Distance

3.13km

RS = Recent sale

UN = Undisclosed Sale

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