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	3/10-12 Bertram Street, Elsternwick Vic 3185
Including suburb and	
postcode	
9	

Indicative selling price

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

Range between	\$950,000	&	\$1,040,000
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Median sale price

Median price	\$1,350,000	Pro	perty Type To	wnhouse		Suburb	Elsternwick
Period - From	11/11/2024	to	10/11/2025	Soi	urce	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

Add	dress of comparable property	Price	Date of sale
1	3/37 Gordon St ELSTERNWICK 3185	\$1,095,000	11/10/2025
2	33a Bealiba Rd CAULFIELD SOUTH 3162	\$1,133,000	15/06/2025
3	3/76 Gardenvale Rd GARDENVALE 3185	\$1,200,000	15/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/11/2025 09:38









Property Type: Villa Unit **Agent Comments**

Indicative Selling Price \$950,000 - \$1,040,000 **Median Townhouse Price** 11/11/2024 - 10/11/2025: \$1,350,000

Comparable Properties



3/37 Gordon St ELSTERNWICK 3185 (REI)

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Price: \$1,095,000 Method: Auction Sale Date: 11/10/2025 Property Type: Unit

Land Size: 200 sqm approx

Agent Comments



33a Bealiba Rd CAULFIELD SOUTH 3162 (REI/VG)





Price: \$1,133,000 Method: Auction Sale Date: 15/06/2025

Property Type: Townhouse (Res) Land Size: 232 sqm approx

Agent Comments



3/76 Gardenvale Rd GARDENVALE 3185 (REI/VG)

Price: \$1,200,000

Method: Sold Before Auction

Date: 15/06/2025 Property Type: Unit **Agent Comments**

Account - Atria Real Estate





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