

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

3/10-12 Bertram Street, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$950,000

&

\$1,040,000

Median sale price

Median price

\$1,350,000

Property Type

Townhouse

Suburb

Elsternwick

Period - From

11/11/2024

to

10/11/2025

Source

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	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 comparable properties 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



3 1 1

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)

Agent Comments

2 1 1

Price: \$1,095,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Unit
Land Size: 200 sqm approx



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

Agent Comments

3 1 1

Price: \$1,133,000
Method: Auction Sale
Date: 15/06/2025
Property Type: Townhouse (Res)
Land Size: 232 sqm approx



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

Agent Comments

3 2 2

Price: \$1,200,000
Method: Sold Before Auction
Date: 15/06/2025
Property Type: Unit

Account - Atria Real Estate