

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

3/65-71 Clarence Street, Elsternwick Vic 3185

Indicative selling price

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

Single price

\$492,000

Median sale price

Median price

\$661,000

Property Type

Unit

Suburb

Elsternwick

Period - From

15/05/2024

to

14/05/2025

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	101/365 Hawthorn Rd CAULFIELD SOUTH 3162	\$490,000	11/03/2025
2	2/293 Kooyong Rd ELSTERNWICK 3185	\$485,000	21/11/2024
3			

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:

15/05/2025 12:08



2 1 1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$492,000
Median Unit Price
15/05/2024 - 14/05/2025: \$661,000

Comparable Properties



101/365 Hawthorn Rd CAULFIELD SOUTH 3162 (REI/VG) Agent Comments

2 1 1

Price: \$490,000
Method: Private Sale
Date: 11/03/2025
Property Type: Apartment



2/293 Kooyong Rd ELSTERNWICK 3185 (REI/VG) Agent Comments

2 1 1

Price: \$485,000
Method: Private Sale
Date: 21/11/2024
Property Type: Apartment
Land Size: 1407 sqm approx

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.