

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 Edward Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,350,000

&

\$1,485,000

Median sale price

Median price \$1,875,000

Property Type House

Suburb Elsternwick

Period - From 01/04/2024

to

31/03/2025

Source REIV

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	2 Davis St ELSTERNWICK 3185	\$1,405,000	17/03/2025
2	641 Inkerman Rd CAULFIELD NORTH 3161	\$1,400,000	21/10/2024
3	214 Hotham St ELSTERNWICK 3185	\$1,400,000	19/10/2024

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:

15/04/2025 12:33



3 1 1

Property Type: House (Res)
Land Size: 273 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,485,000
Median House Price
Year ending March 2025: \$1,875,000

Comparable Properties



2 Davis St ELSTERNWICK 3185 (REI)

Agent Comments

3 2 1

Price: \$1,405,000
Method: Private Sale
Date: 17/03/2025
Property Type: House (Res)



641 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

3 1 1

Price: \$1,400,000
Method: Private Sale
Date: 21/10/2024
Property Type: House (Res)
Land Size: 309 sqm approx



214 Hotham St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 1 1

Price: \$1,400,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 348 sqm approx