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	303/5-7 Nepean Highway, Elsternwick Vic 3185
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$600,000
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Median sale price

Median price	\$685,000	Pro	perty Type U	nit		Suburb	Elsternwick
Period - From	01/04/2024	to	31/03/2025	So	ource	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

Address of comparable property		Price	Date of sale
1	206/12-14 Dickens St ELWOOD 3184	\$555,000	26/03/2025
2	107/26-28 Broadway ELWOOD 3184	\$600,000	02/02/2025
3	105/43-45 The Avenue BALACLAVA 3183	\$555,000	17/01/2025

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:	05/05/2025 14:58
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BigginScott^{*}





Property Type: Apartment **Agent Comments**

Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price** Year ending March 2025: \$685,000

Comparable Properties



206/12-14 Dickens St ELWOOD 3184 (REI)

Agent Comments

Price: \$555,000 Method: Private Sale Date: 26/03/2025

Property Type: Apartment



107/26-28 Broadway ELWOOD 3184 (REI)





Agent Comments

Price: \$600,000 Method: Private Sale Date: 02/02/2025

Property Type: Apartment



105/43-45 The Avenue BALACLAVA 3183 (REI)

Price: \$555,000





Method: Private Sale Date: 17/01/2025

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433





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