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	36 St Georges Road, Elsternwick Vic 3185
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,800,000	&	\$2,950,000

Median sale price

Median price	\$2,232,500	Pro	perty Type H	louse		Suburb	Elsternwick
Period - From	01/07/2025	to	30/09/2025	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 Price

1	49 St Georges Rd ELSTERNWICK 3185	\$2,900,000	10/08/2025
2	4 Maryville St RIPPONLEA 3185	\$2,850,000	02/07/2025
3	42 Elster Av ELSTERNWICK 3185	\$2,900,000	31/05/2025

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:	22/10/2025 16:10
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Date of sale

BigginScott





Rooms: 9

Property Type: House Land Size: 558 sqm approx

Agent Comments

Indicative Selling Price \$2,800,000 - \$2,950,000 Median House Price September guarter 2025: \$2,232,500

Comparable Properties



49 St Georges Rd ELSTERNWICK 3185 (REI)

Agent Comments

Price: \$2,900,000 Method: Auction Sale Date: 10/08/2025

Property Type: House (Res) Land Size: 756 sqm approx



4 Maryville St RIPPONLEA 3185 (REI/VG)





Agent Comments

Price: \$2.850.000 Method: Private Sale Date: 02/07/2025

Property Type: House (Res) Land Size: 750 sqm approx



42 Elster Av ELSTERNWICK 3185 (REI/VG)



Price: \$2,900,000 Method: Auction Sale Date: 31/05/2025

Property Type: House (Res) Land Size: 853 sqm approx

Agent Comments

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





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