

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

4/22 Allison Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$490,000

&

\$539,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Elsternwick

Period - From 03/04/2024

to

02/04/2025

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	2/10 Sebastopol St CAULFIELD NORTH 3161	\$505,000	16/03/2025
2	1/65-71 Clarence St ELSTERNWICK 3185	\$490,000	28/10/2024
3	9/1 Whitehall Ct CAULFIELD NORTH 3161	\$538,000	16/10/2024

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:

03/04/2025 10:50



2
 1
 1

Rooms: 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

03/04/2024 - 02/04/2025: \$680,000

Comparable Properties



2/10 Sebastopol St CAULFIELD NORTH 3161 (REI)

Agent Comments

2
 1
 1

Price: \$505,000

Method: Sold Before Auction

Date: 16/03/2025

Property Type: Apartment



1/65-71 Clarence St ELSTERNWICK 3185 (REI)

Agent Comments

2
 1
 1

Price: \$490,000

Method: Private Sale

Date: 28/10/2024

Property Type: Apartment



9/1 Whitehall Ct CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2
 1
 1

Price: \$538,000

Method: Private Sale

Date: 16/10/2024

Property Type: Apartment

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



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