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	402/17 Gordon Street, Elsternwick Vic 3185
Including suburb and	
postcode	

Indicative selling price

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

Range between \$425,000	&	\$455,000
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Median sale price

Median price	\$678,250	Pro	perty Type U	nit		Suburb	Elsternwick
Period - From	26/08/2024	to	25/08/2025	So	urce	Property	v 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.

Ad	dress of comparable property	Price	Date of sale
1	7/18 Spray St ELWOOD 3184	\$445,000	19/07/2025
2	5/209 Brighton Rd ELWOOD 3184	\$420,000	15/05/2025
3	G04/17 Gordon St ELSTERNWICK 3185	\$435,500	17/04/2025

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:	26/08/2025 10:34









Property Type: Apartment Agent Comments

Indicative Selling Price \$425,000 - \$455,000 Median Unit Price 26/08/2024 - 25/08/2025: \$678,250

Comparable Properties



7/18 Spray St ELWOOD 3184 (REI)

1

1

Price: \$445,000 Method: Private Sale Date: 19/07/2025

Property Type: Apartment

Agent Comments



5/209 Brighton Rd ELWOOD 3184 (REI/VG)

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1



1



Price: \$420,000 **Method:** Private Sale **Date:** 15/05/2025

Property Type: Apartment

Agent Comments



G04/17 Gordon St ELSTERNWICK 3185 (REI)

1



4

3

Price: \$435,500 Method: Private Sale Date: 17/04/2025

Property Type: Apartment

Agent Comments

Account - RT Edgar Boroondara





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