

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

402/17 Gordon Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$425,000 & \$455,000

Median sale price

Median price

\$678,250

Property Type

Unit

Suburb

Elsternwick

Period - From

26/08/2024

to

25/08/2025

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	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 comparable properties 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



1 Bed 1 Bath 1 Car

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)

Agent Comments

1 Bed 1 Bath 1 Car

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



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

Agent Comments

1 Bed 1 Bath - Car

Price: \$420,000
Method: Private Sale
Date: 15/05/2025
Property Type: Apartment



G04/17 Gordon St ELSTERNWICK 3185 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

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

Account - RT Edgar Boroondara