

# 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

42 College Street, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,000,000

&

\$3,300,000

### Median sale price

Median price \$2,232,500

Property Type House

Suburb Elsternwick

Period - From 01/07/2025

to

30/09/2025

Source 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       | Date of sale |
|---|---------------------------------|-------------|--------------|
| 1 | 89 Martin St BRIGHTON 3186      | \$3,250,000 | 03/10/2025   |
| 2 | 31 Gardenia Rd GARDENVALE 3185  | \$3,210,000 | 12/09/2025   |
| 3 | 12 Brentani Av ELSTERNWICK 3185 | \$3,150,000 | 03/07/2025   |

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:

27/10/2025 14:01



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**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 696 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,000,000 - \$3,300,000  
**Median House Price**  
September quarter 2025: \$2,232,500

## Comparable Properties



**89 Martin St BRIGHTON 3186 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$3,250,000  
**Method:** Expression of Interest  
**Date:** 03/10/2025  
**Property Type:** House (Res)  
**Land Size:** 609 sqm approx



**31 Gardenia Rd GARDENVALE 3185 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$3,210,000  
**Method:** Expression of Interest  
**Date:** 12/09/2025  
**Property Type:** House



**12 Brentani Av ELSTERNWICK 3185 (VG)**

**Agent Comments**

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**Price:** \$3,150,000  
**Method:** Sale  
**Date:** 03/07/2025  
**Property Type:** House (Res)  
**Land Size:** 623 sqm approx

**Account - Gary Peer & Associates** | P: 03 95261999 | F: 03 95277289