#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address Including suburb and postcode 43b Elster Avenue, Gardenvale Vic 3185

#### Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

#### Median sale price

| Median price  | \$1,850,000 | Pro | perty Type | House |        | Suburb   | Gardenvale |
|---------------|-------------|-----|------------|-------|--------|----------|------------|
| Period - From | 10/11/2024  | to  | 09/11/2025 |       | 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

| 7,01 | aress of comparable property       | 1 1100      | Date of Sale |
|------|------------------------------------|-------------|--------------|
| 1    | 2/51 College St ELSTERNWICK 3185   | \$2,450,000 | 28/10/2025   |
| 2    | 34a Beech St CAULFIELD SOUTH 3162  | \$2,174,000 | 28/08/2025   |
| 3    | 25a Alfada St CAULFIELD SOUTH 3162 | \$2,000,000 | 29/06/2025   |

#### 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: | 10/11/2025 23:20 |
|--|------------------|



Date of sale





**Indicative Selling Price** \$2,000,000 - \$2,200,000 **Median House Price** 10/11/2024 - 09/11/2025: \$1,850,000

## Comparable Properties



2/51 College St ELSTERNWICK 3185 (REI)





Price: \$2,450,000

Method: Sold Before Auction

Date: 28/10/2025

Property Type: Townhouse (Res) Land Size: 331 sqm approx

Agent Comments



34a Beech St CAULFIELD SOUTH 3162 (REI/VG)





Agent Comments

Price: \$2,174,000 Method: Private Sale Date: 28/08/2025

Property Type: Townhouse (Res)



25a Alfada St CAULFIELD SOUTH 3162 (REI/VG)





Price: \$2,000,000

Method: Auction Sale Date: 29/06/2025

Property Type: Townhouse (Res)

Agent Comments

Account - Gary Peer & Associates Bentleigh | P: 88426800



