

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

5/44 CLARENCE STREET ELSTERNWICK VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

14/994 GLEN HUNTLY ROAD CAULFIELD SOUTH VIC 3162	\$351,000	10-May-25
6/561 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	\$365,000	06-Mar-25

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 6 months.

This Statement of Information was prepared on: 22 May 2025



**14/994 GLEN HUNTLY ROAD
CAULFIELD SOUTH VIC 3162**

1 1 1

Sold Price ^{RS} **\$351,000** ^{UN} Sold Date **10-May-25**

Distance **1.88km**



**6/561 GLEN HUNTLY ROAD
ELSTERNWICK VIC 3185**

1 1 1

Sold Price **\$365,000** Sold Date **06-Mar-25**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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