

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

53 Edward Street, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,822,500

Property Type

House

Suburb

Elsternwick

Period - From

01/04/2025

to

30/06/2025

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	23 Cedar St CAULFIELD SOUTH 3162	\$1,420,000	06/04/2025
2	40 Lyndon St RIPPONLEA 3185	\$1,510,000	22/03/2025
3	2 Davis St ELSTERNWICK 3185	\$1,405,000	17/03/2025

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:

14/08/2025 21:29



3 2 2

Rooms: 5
Property Type: House (Previously Occupied - Detached)
Land Size: 412 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
June quarter 2025: \$1,822,500

Comparable Properties



23 Cedar St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 1 2

Price: \$1,420,000
Method: Auction Sale
Date: 06/04/2025
Property Type: House (Res)
Land Size: 343 sqm approx



40 Lyndon St RIPPONLEA 3185 (REI/VG)

Agent Comments

3 1 -

Price: \$1,510,000
Method: Private Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 287 sqm approx



2 Davis St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 2 1

Price: \$1,405,000
Method: Private Sale
Date: 17/03/2025
Property Type: House (Res)