

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

6/2A Parkside Street, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$580,000

&

\$630,000

Median sale price

Median price

\$690,750

Property Type

Unit

Suburb

Elsternwick

Period - From

01/01/2024

to

31/12/2024

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	4/10 St Aubins Av CAULFIELD NORTH 3161	\$599,000	27/10/2024
2	9/10 Maryville St RIPPONLEA 3185	\$630,000	26/10/2024
3	10/2 Parkside St ELSTERNWICK 3185	\$630,000	12/10/2024

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:

18/03/2025 16:42



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

Year ending December 2024: \$690,750

Comparable Properties



4/10 St Aubins Av CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2
 1
 1

Price: \$599,000

Method: Auction Sale

Date: 27/10/2024

Property Type: Apartment



9/10 Maryville St RIPPONLEA 3185 (REI/VG)

Agent Comments

2
 1
 1

Price: \$630,000

Method: Auction Sale

Date: 26/10/2024

Property Type: Unit



10/2 Parkside St ELSTERNWICK 3185 (REI/VG)

Agent Comments

2
 1
 1

Price: \$630,000

Method: Private Sale

Date: 12/10/2024

Property Type: Apartment

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433