

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

6/360 GLEN EIRA ROAD 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

\$625,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

6/10 ST AUBINS AVENUE CAULFIELD NORTH VIC 3161	\$625,000	18-May-25
ALFRED STREET CAULFIELD VIC 3162	\$661,000	09-Aug-25
10/37 PARK STREET ELSTERNWICK VIC 3185	\$665,000	02-Sep-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: 01 October 2025

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**6/10 ST AUBINS AVENUE
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$625,000** Sold Date **18-May-25**

Distance **0.76km**



**ALFRED STREET CAULFIELD VIC
3162**

3 - -

Sold Price **\$661,000** Sold Date **09-Aug-25**

Distance **0.81km**



**10/37 PARK STREET
ELSTERNWICK VIC 3185**

2 2 1

Sold Price ^{RS} **\$665,000** Sold Date **02-Sep-25**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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