## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered t	for sale
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Address	7/10 Hoddle Street, Elsternwick Vic 3185
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$640,000	Pro	perty Type	nit		Suburb	Elsternwick
Period - From	01/04/2025	to	30/06/2025	So	ource	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

1	6/11 Downshire Rd ELSTERNWICK 3185	\$640,000	02/08/2025
2	219/138 Glen Eira Rd ELSTERNWICK 3185	\$660,000	02/07/2025
3	8/1 Coleridge St ELWOOD 3184	\$620,000	21/03/2025

#### 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:	15/09/2025 10:43



Date of sale







Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$620,000 - \$660,000 **Median Unit Price** June quarter 2025: \$640,000

# Comparable Properties



6/11 Downshire Rd ELSTERNWICK 3185 (REI)

Price: \$640,000 Method: Auction Sale Date: 02/08/2025

Property Type: Apartment

**Agent Comments** 



219/138 Glen Eira Rd ELSTERNWICK 3185 (REI)

2





Agent Comments

Price: \$660,000 Method: Private Sale Date: 02/07/2025

Property Type: Apartment



8/1 Coleridge St ELWOOD 3184 (REI/VG)

Price: \$620,000 Method: Private Sale Date: 21/03/2025

Property Type: Apartment

**Agent Comments** 

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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