

# 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

7/353 Kooyong Road, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$480,000

&

\$520,000

### Median sale price

Median price

\$635,000

Property Type

Unit

Suburb

Elsternwick

Period - From

01/10/2024

to

30/09/2025

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 | 5/293 Kooyong Rd ELSTERNWICK 3185 | \$455,000 | 30/05/2025   |
| 2 | 3/65 Clarence St ELSTERNWICK 3185 | \$500,000 | 23/05/2025   |
| 3 | 9/293 Kooyong Rd ELSTERNWICK 3185 | \$512,750 | 08/05/2025   |

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:

03/10/2025 16:10

7/353 Kooyong Road, Elsternwick Vic 3185

**MATTHEW IACO**  
& ASSOCIATES

Matthew Iaco

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**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

Year ending September 2025: \$635,000



**Property Type:**

Agent Comments

## Comparable Properties



**5/293 Kooyong Rd ELSTERNWICK 3185 (REI/VG)**

Agent Comments



2



1



1

**Price:** \$455,000

**Method:** Auction Sale

**Date:** 30/05/2025

**Property Type:** Apartment



**3/65 Clarence St ELSTERNWICK 3185 (VG)**

Agent Comments



2



-



-

**Price:** \$500,000

**Method:** Sale

**Date:** 23/05/2025

**Property Type:** Strata Unit/Flat



**9/293 Kooyong Rd ELSTERNWICK 3185 (REI/VG)**

Agent Comments



2



1



1

**Price:** \$512,750

**Method:** Private Sale

**Date:** 08/05/2025

**Property Type:** Apartment

**Account - Matthew Iaco & Associates Pty Ltd | P: 03 9532 8845**



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