

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

706/18 MCCOMBIE STREET 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

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

8/7 NEPEAN HIGHWAY ELSTERNWICK VIC 3185

\$618,000

21-Dec-24

106/48 BLENHEIM STREET BALACLAVA VIC 3183

\$615,000

01-May-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: 06 May 2025



8/7 NEPEAN HIGHWAY ELSTERNWICK VIC 3185

2 2 1

Sold Price

\$618,000

Sold Date

21-Dec-24

Distance

0.1km



106/48 BLENHEIM STREET BALACLAVA VIC 3183

2 2 1

Sold Price

^{RS} **\$615,000**

Sold Date

01-May-25

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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