

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

76 Regent Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,901,000

Property Type House

Suburb Elsternwick

Period - From 16/07/2024

to

15/07/2025

Source

Property Data

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	38b Cedar St CAULFIELD SOUTH 3162	\$1,910,000	12/03/2025
2	2a Bayview St ELSTERNWICK 3185	\$1,900,000	24/01/2025
3			

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:

16/07/2025 14:36



4 2 0

Rooms: 4
Property Type: House (Res)
Land Size: 202.414 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
16/07/2024 - 15/07/2025: \$1,901,000

Comparable Properties



38b Cedar St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

4 3 2

Price: \$1,910,000
Method: Private Sale
Date: 12/03/2025
Property Type: Townhouse (Res)



2a Bayview St ELSTERNWICK 3185 (REI/VG)

Agent Comments

4 2 2

Price: \$1,900,000
Method: Auction Sale
Date: 24/01/2025
Property Type: House
Land Size: 315 sqm approx

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.