

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

8/2 Gordon Street, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$640,000

&

\$690,000

Median sale price

Median price

\$662,000

Property Type

Unit

Suburb

Elsternwick

Period - From

23/09/2024

to

22/09/2025

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	1/36 Burns St ELWOOD 3184	\$660,000	17/07/2025
2	219/138 Glen Eira Rd ELSTERNWICK 3185	\$660,000	02/07/2025
3	9/41 Horne St ELSTERNWICK 3185	\$683,500	27/05/2025

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:

23/09/2025 17:38



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median Unit Price

23/09/2024 - 22/09/2025: \$662,000

Comparable Properties



1/36 Burns St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 17/07/2025
Property Type: Apartment



219/138 Glen Eira Rd ELSTERNWICK 3185 (REI)

Agent Comments



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



9/41 Horne St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$683,500
Method: Private Sale
Date: 27/05/2025
Property Type: Apartment
Land Size: 1238 sqm approx

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



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