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	9 Seymour Road, Elsternwick Vic 3185
Including suburb and	
postcode	
posicode	

Indicative selling price

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

Range between	\$1,650,000	&	\$1,750,000

Median sale price

Median price	\$2,232,500	Pro	perty Type	House		Suburb	Elsternwick
Period - From	01/07/2025	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

Add	dress of comparable property	Price	Date of sale
1	139 Orrong Rd ELSTERNWICK 3185	\$1,720,000	02/10/2025
2	17 Sinclair St ELSTERNWICK 3185	\$1,680,000	30/08/2025
3	339a Glen Eira Rd CAULFIELD NORTH 3161	\$1,650,000	26/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/10/2025 11:56



JellisCraig

Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,650,000 - \$1,750,000 **Median House Price** September quarter 2025: \$2,232,500





Agent Comments

Comparable Properties



139 Orrong Rd ELSTERNWICK 3185 (REI)

Price: \$1,720,000 Method: Private Sale Date: 02/10/2025

Property Type: House (Res)

Agent Comments



17 Sinclair St ELSTERNWICK 3185 (REI)





Price: \$1,680,000 Method: Auction Sale Date: 30/08/2025

Property Type: House (Res)

Agent Comments

Agent Comments



339a Glen Eira Rd CAULFIELD NORTH 3161 (REI)



Date: 26/05/2025 Property Type: House Land Size: 507 sqm approx

Price: \$1,650,000 Method: Private Sale

Account - Jellis Craig | P: 03 9194 1200





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