

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

2 Sandham Court, Elsternwick Vic 3185

Indicative selling price

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

Range between \$2,400,000 & \$2,640,000

Median sale price

Median price \$1,707,500 Property Type House Suburb Elsternwick

Period - From 01/07/2024 to 30/09/2024 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	4 Saturn St CAULFIELD SOUTH 3162	\$2,450,000	03/09/2024
2	2 Elizabeth St ELSTERNWICK 3185	\$2,350,000	19/05/2024
3	18 Byron St ELWOOD 3184	\$2,620,000	07/05/2024

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:

06/11/2024 15:48



4 3 2

Property Type: House
Land Size: 803 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,640,000
Median House Price
September quarter 2024: \$1,707,500

Comparable Properties



4 Saturn St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 2

Price: \$2,450,000
Method: Sold Before Auction
Date: 03/09/2024
Property Type: House (Res)
Land Size: 703 sqm approx



2 Elizabeth St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 3 2

Price: \$2,350,000
Method: Auction Sale
Date: 19/05/2024
Property Type: House (Res)
Land Size: 715 sqm approx



18 Byron St ELWOOD 3184 (REI/VG)

Agent Comments

4 2 2

Price: \$2,620,000
Method: Expression of Interest
Date: 07/05/2024
Property Type: House
Land Size: 547 sqm approx

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