

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

5 College Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,575,000

&

\$1,675,000

Median sale price

Median price \$2,086,000

Property Type House

Suburb Elsternwick

Period - From 07/09/2025

to

06/09/2026

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	3/12 Parkside St ELSTERNWICK 3185	\$1,555,000	29/06/2026
2	2/21 Allison Rd ELSTERNWICK 3185	\$1,670,000	16/04/2026
3	3/111 Murray St CAULFIELD 3162	\$1,550,000	28/03/2026

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:

07/09/2026 14:57



3 2 2

Rooms: 7

Property Type: House

Land Size: 270 sqm approx

Agent Comments

Indicative Selling Price

\$1,575,000 - \$1,675,000

Median House Price

07/09/2025 - 06/09/2026: \$2,086,000

Comparable Properties



3/12 Parkside St ELSTERNWICK 3185 (REI)

Agent Comments

3 2 2

Price: \$1,555,000

Method: Private Sale

Date: 29/06/2026

Property Type: Townhouse (Res)



2/21 Allison Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 2 2

Price: \$1,670,000

Method: Auction Sale

Date: 16/04/2026

Property Type: House (Res)



3/111 Murray St CAULFIELD 3162 (REI/VG)

Agent Comments

3 2 3

Price: \$1,550,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)

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