

# 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

34 College Street, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,600,000 & \$2,860,000

### Median sale price

Median price \$2,232,500 Property 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	Price	Date of sale
1	1 Gerard St CAULFIELD 3162	\$2,640,000	14/09/2025
2	4 Westley Av BRIGHTON 3186	\$2,725,000	05/09/2025
3	42 Elster Av ELSTERNWICK 3185	\$2,900,000	31/05/2025

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:

21/11/2025 09:13



3   
 2   
 2

**Rooms:** 7

**Property Type:**

**Land Size:** 929m2 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$2,600,000 - \$2,860,000

**Median House Price**

September quarter 2025: \$2,232,500

## Comparable Properties



**1 Gerard St CAULFIELD 3162 (REI)**

**Agent Comments**

4   
 2   
 3

**Price:** \$2,640,000

**Method:** Auction Sale

**Date:** 14/09/2025

**Property Type:** House (Res)

**Land Size:** 707 sqm approx



**4 Westley Av BRIGHTON 3186 (REI/VG)**

**Agent Comments**

4   
 2   
 3

**Price:** \$2,725,000

**Method:** Private Sale

**Date:** 05/09/2025

**Property Type:** House

**Land Size:** 604 sqm approx



**42 Elster Av ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**

4   
 2   
 2

**Price:** \$2,900,000

**Method:** Auction Sale

**Date:** 31/05/2025

**Property Type:** House (Res)

**Land Size:** 853 sqm approx

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