

## 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 34 College Street, Elsternwick Vic 3185  
Including suburb and postcode

#### Indicative selling price

For the meaning of this price see 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:

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**Rooms:** 7**Property Type:****Land Size:** 929m<sup>2</sup> 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)****Price:** \$2,640,000**Method:** Auction Sale**Date:** 14/09/2025**Property Type:** House (Res)**Land Size:** 707 sqm approx**Agent Comments****4 Westley Av BRIGHTON 3186 (REI/VG)****Price:** \$2,725,000**Method:** Private Sale**Date:** 05/09/2025**Property Type:** House**Land Size:** 604 sqm approx**Agent Comments****42 Elster Av ELSTERNWICK 3185 (REI/VG)****Price:** \$2,900,000**Method:** Auction Sale**Date:** 31/05/2025**Property Type:** House (Res)**Land Size:** 853 sqm approx**Agent Comments**

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