

# 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

401/18 Mccombie 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

\$580,000

&

\$620,000

### Median sale price

Median price

\$631,000

Property Type

Unit

Suburb

Elsternwick

Period - From

05/08/2025

to

04/08/2026

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 | 206/242 Glen Huntly Rd ELSTERNWICK 3185 | \$580,000 | 29/05/2026   |
| 2 | 102/126 Chapel St ST KILDA 3182         | \$590,000 | 11/05/2026   |
| 3 |                                         |           |              |

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:

05/08/2026 14:19



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$580,000 - \$620,000

**Median Unit Price**

05/08/2025 - 04/08/2026: \$631,000

## Comparable Properties



**206/242 Glen Huntly Rd ELSTERNWICK 3185 (REI)**

**Agent Comments**



**Price:** \$580,000

**Method:** Private Sale

**Date:** 29/05/2026

**Property Type:** Apartment



**102/126 Chapel St ST KILDA 3182 (REI/VG)**

**Agent Comments**



**Price:** \$590,000

**Method:** Private Sale

**Date:** 11/05/2026

**Property Type:** Apartment

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.

**Account - Jellis Craig | P: 03 8644 5500**



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