

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

28 Park Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$2,250,000 & \$2,475,000

Median sale price

Median price \$2,135,000 Property Type House Suburb Elsternwick

Period - From 01/04/2023 to 31/03/2024 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	19 Hartington St ELSTERNWICK 3185	\$2,770,000	08/11/2023
2	23 Kendall St ELWOOD 3184	\$2,400,000	27/03/2024
3	4 Goe St CAULFIELD SOUTH 3162	\$2,325,000	24/02/2024

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:

01/05/2024 11:44



 4
  2
  2

Rooms: 6
Property Type: House
Land Size: 489 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,250,000 - \$2,475,000
Median House Price
 Year ending March 2024: \$2,135,000

Comparable Properties



19 Hartington St ELSTERNWICK 3185 (REI/VG) Agent Comments

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  1

Price: \$2,770,000
Method: Auction Sale
Date: 08/11/2023
Property Type: House (Res)
Land Size: 401 sqm approx



23 Kendall St ELWOOD 3184 (REI)

Agent Comments

 4
  2
  -

Price: \$2,400,000
Method: Expression of Interest
Date: 27/03/2024
Property Type: House
Land Size: 390 sqm approx



4 Goe St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$2,325,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 368 sqm approx

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