

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 36 Downshire Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$2,700,000 & \$2,970,000

Median sale price

Median price \$1,970,000 Property Type House Suburb Elsternwick

Period - From 01/04/2024 to 30/06/2024 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	7 Gardenvale Rd CAULFIELD SOUTH 3162	\$2,750,000	11/05/2024
2	10 Glencoe St CAULFIELD NORTH 3161	\$2,900,000	14/03/2024
3	62 York St CAULFIELD SOUTH 3162	\$2,820,000	25/02/2024

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: 13/08/2024 22:33



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Property Type: House (Res)

Land Size: 668 sqm approx

Agent Comments

Indicative Selling Price

\$2,700,000 - \$2,970,000

Median House Price

June quarter 2024: \$1,970,000

Comparable Properties



7 Gardenvale Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

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  3
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Price: \$2,750,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 672 sqm approx



10 Glencoe St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$2,900,000

Method: Sold Before Auction

Date: 14/03/2024

Property Type: House (Res)

Land Size: 739 sqm approx



62 York St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

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  2
  2

Price: \$2,820,000

Method: Auction Sale

Date: 25/02/2024

Property Type: House (Res)

Land Size: 684 sqm approx

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