

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

77 Regent Street, Elsternwick Vic 3185

Indicative selling price

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

Single price

\$1,248,000

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	12 Rusden St ELSTERNWICK 3185	\$1,295,000	14/08/2024
2	28 Ross St ELSTERNWICK 3185	\$1,242,000	31/07/2024
3	401 Inkerman St BALACLAVA 3183	\$1,300,000	08/05/2024

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:

31/08/2024 13:04



 3
  1
  1

Property Type:
Land Size: 273 sqm approx
Agent Comments

Indicative Selling Price
 \$1,248,000
Median House Price
 June quarter 2024: \$1,970,000

Comparable Properties



12 Rusden St ELSTERNWICK 3185 (REI)

Agent Comments

 1
  2
  2

Price: \$1,295,000
Method: Sold Before Auction
Date: 14/08/2024
Property Type: House (Res)



28 Ross St ELSTERNWICK 3185 (REI)

Agent Comments

 2
  1
  -

Price: \$1,242,000
Method: Private Sale
Date: 31/07/2024
Property Type: House (Res)



401 Inkerman St BALACLAVA 3183 (REI/VG)

Agent Comments

 3
  1
  1

Price: \$1,300,000
Method: Sold Before Auction
Date: 08/05/2024
Property Type: House (Res)
Land Size: 254 sqm approx

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