

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

80 Gordon Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$2,200,000

&

\$2,300,000

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	2/51 College St ELSTERNWICK 3185	\$2,450,000	28/10/2025
2	23b Alexandra St ST KILDA EAST 3183	\$2,260,000	26/10/2025
3	18b Melby Av ST KILDA EAST 3183	\$2,375,000	17/07/2025

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:

12/12/2025 10:42



Property Type: House

Agent Comments

Comparable Properties



2/51 College St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$2,450,000

Method: Sold Before Auction

Date: 28/10/2025

Property Type: Townhouse (Res)

Land Size: 331 sqm approx



23b Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$2,260,000

Method: Auction Sale

Date: 26/10/2025

Property Type: Townhouse (Res)



18b Melby Av ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$2,375,000

Method: Sold Before Auction

Date: 17/07/2025

Property Type: Townhouse (Res)

Land Size: 346 sqm approx