

## 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	<span style="border: 1px solid black; padding: 2px;">\$2,232,500</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Elsternwick</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/07/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">30/09/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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

**Indicative Selling Price**

\$2,200,000 - \$2,300,000

**Median House Price**

September quarter 2025: \$2,232,500

## Comparable Properties



**2/51 College St ELSTERNWICK 3185 (REI)**



**Price:** \$2,450,000

**Method:** Sold Before Auction

**Date:** 28/10/2025

**Property Type:** Townhouse (Res)

**Land Size:** 331 sqm approx

Agent Comments



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



**Price:** \$2,260,000

**Method:** Auction Sale

**Date:** 26/10/2025

**Property Type:** Townhouse (Res)

Agent Comments



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



**Price:** \$2,375,000

**Method:** Sold Before Auction

**Date:** 17/07/2025

**Property Type:** Townhouse (Res)

**Land Size:** 346 sqm approx

Agent Comments

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889