

# 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 21 Prahran Grove, Elsternwick, VIC 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,650,000 or range between &

### Median sale price

Median price \$2,015,000 Property type House Suburb Elsternwick  
Period - From 25/08/2023 to 24/08/2024 Source pdol

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	36 Olive St, Caulfield South Vic	\$1,655,000	23/03/2024
2	155 Sycamore St, Caulfield South Vic	\$1,475,000	28/04/2024
3	37 Edward St, Elsternwick Vic	\$1,457,000	06/04/2024

This Statement of Information was prepared on: 25/08/2024

