

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2 Davis Street, Elsternwick Vic 3185

Indicative selling price

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

Single price \$1,479,000

Median sale price

Median price \$1,859,500 Property type House Suburb Elsternwick

Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales

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 |
|------------------------------------|-------------|--------------|
| 16 Rockbrook Rd St Kilda East 3183 | \$1,535,000 | 22/09/2024 |
| 14 Hartington St Elsternwick 3185 | \$1,440,000 | 21/09/2024 |
| 47 Hartington St Elsternwick 3185 | \$1,530,000 | 31/08/2024 |

This Statement of Information was prepared on: 03/03/2025