

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

403-405 Kooyong Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,750,000

&

\$1,925,000

Median sale price

Median price \$2,300,000

Property Type House

Suburb Elsternwick

Period - From 01/10/2025

to 31/12/2025

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	5 Oxford St BRIGHTON EAST 3187	\$1,900,000	27/10/2025
2	28 Newstead St CAULFIELD 3162	\$1,850,000	02/10/2025
3	646 Hawthorn Rd BRIGHTON EAST 3187	\$1,865,000	15/08/2025

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:

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Indicative Selling Price

\$1,750,000 - \$1,925,000

Median House Price

December quarter 2025: \$2,300,000



Property Type:
Agent Comments

Comparable Properties



5 Oxford St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$1,900,000
Method: Sold Before Auction
Date: 27/10/2025
Property Type: House (Res)
Land Size: 707 sqm approx



28 Newstead St CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$1,850,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 697 sqm approx



646 Hawthorn Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$1,865,000
Method: Private Sale
Date: 15/08/2025
Property Type: House
Land Size: 780 sqm approx

Account - The Agency Victoria | P: 03 8578 0388



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