

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
3 Willow Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

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	1/343 Orrong Rd ST KILDA EAST 3183	\$1,045,000	18/11/2025
2	27 Jervois St ST KILDA EAST 3183	\$1,127,000	03/10/2025
3	17 Blessington St ST KILDA 3182	\$1,050,000	22/07/2025

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:

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**Rooms:** 4**Property Type:** Freestanding House**Land Size:** 222 sqm approx**Agent Comments****Indicative Selling Price**

\$1,050,000 - \$1,150,000

Median House Price

September quarter 2025: \$2,232,500

Comparable Properties

**1/343 Orrong Rd ST KILDA EAST 3183 (REI)****Price:** \$1,045,000**Method:** Private Sale**Date:** 18/11/2025**Property Type:** House**Agent Comments****27 Jervois St ST KILDA EAST 3183 (REI/VG)****Price:** \$1,127,000**Method:** Private Sale**Date:** 03/10/2025**Property Type:** House (Res)**Land Size:** 166 sqm approx**Agent Comments****17 Blessington St ST KILDA 3182 (REI/VG)****Price:** \$1,050,000**Method:** Private Sale**Date:** 22/07/2025**Property Type:** House**Land Size:** 166 sqm approx**Agent Comments**

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433