

# 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

15 Beavis Street, Elsternwick Vic 3185

### Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

### Median sale price

Median price \$2,015,000 Property Type House Suburb Elsternwick

Period - From 01/07/2023 to 30/06/2024 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	214 Hawthorn Rd CAULFIELD NORTH 3161	\$1,775,000	27/07/2024
2	50 Hartington St ELSTERNWICK 3185	\$1,600,000	04/06/2024
3	39 Hartington St ELSTERNWICK 3185	\$1,780,000	24/04/2024

**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:

24/09/2024 16:00



Property Type:

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

Year ending June 2024: \$2,015,000

## Comparable Properties



214 Hawthorn Rd CAULFIELD NORTH 3161  
(REI/VG)

Agent Comments



Price: \$1,775,000

Method: Private Sale

Date: 27/07/2024

Property Type: House (Res)

Land Size: 589 sqm approx



50 Hartington St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$1,600,000

Method: Sold Before Auction

Date: 04/06/2024

Property Type: House (Res)

Land Size: 484 sqm approx



39 Hartington St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$1,780,000

Method: Auction Sale

Date: 24/04/2024

Property Type: House (Res)

Land Size: 588 sqm approx

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