

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 61 Prentice Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,970,000 Property type House Suburb Elsternwick

Period - From 01/04/2024 to 30/06/2024 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
5 Edward St ELSTERNWICK 3185	\$1,695,000	03/08/2024
42 Lyndon St RIPPONLEA 3185	\$1,790,000	26/05/2024
19 Holland Gr CAULFIELD NORTH 3161	\$1,606,000	15/05/2024

This Statement of Information was prepared on: 02/09/2024