

# 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 18 Willow street Elsternwick

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$1,700,000 & \$1,830,000

## Median sale price

Median price \$1,970,000 Property type House Suburb Elsternwick  
Period - From 01/04/24 to 31/6/2024 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
8 Myrtle street St Kilda East	\$1,740,000	15/03/24
2 Sycamore Grove Balaclava	\$1,850,000	28/07/24
40 Rosamond Street Balaclava	\$1,838,000	17/05/24

This Statement of Information was prepared on: 30/07/2024