

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

28 Carlingford Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,953,000 Property Type House Suburb Elsternwick

Period - From 01/10/2023 to 30/09/2024 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	33 Edward St ELSTERNWICK 3185	\$2,256,000	11/08/2024
2	5 Sherbrooke Av ELSTERNWICK 3185	\$2,000,000	03/08/2024
3	25 Ellington St CAULFIELD SOUTH 3162	\$2,200,000	30/06/2024

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: 31/10/2024 11:05



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Property Type: House (Previously Occupied - Detached)

Land Size: 475 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

Year ending September 2024: \$1,953,000

Comparable Properties



33 Edward St ELSTERNWICK 3185 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$2,256,000

Method: Auction Sale

Date: 11/08/2024

Property Type: House (Res)

Land Size: 393 sqm approx



5 Sherbrooke Av ELSTERNWICK 3185 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$2,000,000

Method: Auction Sale

Date: 03/08/2024

Property Type: House (Res)

Land Size: 557 sqm approx



25 Ellington St CAULFIELD SOUTH 3162 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$2,200,000

Method: Auction Sale

Date: 30/06/2024

Property Type: House (Res)

Land Size: 410 sqm approx

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



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