Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	16 Oak Avenue, Elsternwick Vic 3185
Including suburb and	
postcode	

Indicative selling price

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

Single price \$2,500,000

Median sale price

Median price \$1,859,500	Pro	operty Type Hou	use		Suburb	Elsternwick
Period - From 01/10/2024	to	31/12/2024	Soi	urce	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

Address of comparable property		Price	Date of sale
1	96 Bay St BRIGHTON 3186	\$2,500,000	05/01/2025
2	28 Carrington Gr ST KILDA EAST 3183	\$2,390,000	19/12/2024
3	167 Orrong Rd ST KILDA EAST 3183	\$2,410,000	31/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/02/2025 14:53
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BigginScott*









Property Type: House (Previously

Occupied - Detached) Land Size: 632 sqm approx

Agent Comments

Indicative Selling Price \$2,500,000

Median House Price

December guarter 2024: \$1,859,500

Comparable Properties



96 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments

Price: \$2,500,000 Method: Private Sale Date: 05/01/2025 Property Type: House Land Size: 636 sqm approx



28 Carrington Gr ST KILDA EAST 3183 (REI)





Price: \$2.390.000 Method: Private Sale Date: 19/12/2024 Property Type: House Agent Comments



167 Orrong Rd ST KILDA EAST 3183 (REI/VG)





Price: \$2,410,000

Method: Sold Before Auction

Date: 31/10/2024

Property Type: House (Res) Land Size: 675 sqm approx Agent Comments

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





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