

# 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

16 Oak Avenue, Elsternwick Vic 3185

### Indicative selling price

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

Single price

\$2,500,000

### Median sale price

Median price

\$1,859,500

Property Type

House

Suburb

Elsternwick

Period - From

01/10/2024

to

31/12/2024

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	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 comparable properties 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



5   
 3   
 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 632 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$2,500,000

**Median House Price**

December quarter 2024: \$1,859,500

## Comparable Properties



**96 Bay St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

4   
 1   
 2

**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)**

**Agent Comments**

4   
 3   
 2

**Price:** \$2,390,000

**Method:** Private Sale

**Date:** 19/12/2024

**Property Type:** House



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

**Agent Comments**

5   
 2   
 3

**Price:** \$2,410,000

**Method:** Sold Before Auction

**Date:** 31/10/2024

**Property Type:** House (Res)

**Land Size:** 675 sqm approx