

# 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 36 Clarence Street, Elsternwick Vic 3185

### Indicative selling price

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

Range between \$1,750,000 & \$1,800,000

### 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	17 Acacia St ELSTERNWICK 3185	\$1,770,000	01/12/2024
2	6 Nelson St CAULFIELD SOUTH 3162	\$1,800,000	13/10/2024
3	107 Orrong Rd ELSTERNWICK 3185	\$1,755,000	22/09/2024

**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: 17/02/2025 09:43



4   2   2

**Property Type:** House  
**Land Size:** 514 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,750,000 - \$1,800,000  
**Median House Price**  
December quarter 2024: \$1,859,500

## Comparable Properties



17 Acacia St ELSTERNWICK 3185 (REI/VG)

[Agent Comments](#)

3   2   3

**Price:** \$1,770,000  
**Method:** Auction Sale  
**Date:** 01/12/2024  
**Property Type:** House (Res)  
**Land Size:** 323 sqm approx



6 Nelson St CAULFIELD SOUTH 3162 (REI/VG)

[Agent Comments](#)

3   1   2

**Price:** \$1,800,000  
**Method:** Auction Sale  
**Date:** 13/10/2024  
**Property Type:** House (Res)  
**Land Size:** 566 sqm approx



107 Orrong Rd ELSTERNWICK 3185 (REI/VG)

[Agent Comments](#)

3   2   2

**Price:** \$1,755,000  
**Method:** Auction Sale  
**Date:** 22/09/2024  
**Property Type:** House (Res)  
**Land Size:** 533 sqm approx

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