

# 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

7 Prentice 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 \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,707,500 Property Type House Suburb Elsternwick

Period - From 01/07/2024 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	75 Seymour Rd ELSTERNWICK 3185	\$1,760,000	26/10/2024
2	61 Prentice St ELSTERNWICK 3185	\$1,823,000	13/10/2024
3	5 Edward St ELSTERNWICK 3185	\$1,695,000	03/08/2024

**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:

03/12/2024 10:08



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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

September quarter 2024: \$1,707,500

## Comparable Properties



**75 Seymour Rd ELSTERNWICK 3185 (REI)**

Agent Comments

3   2   2

**Price:** \$1,760,000

**Method:** Auction Sale

**Date:** 26/10/2024

**Property Type:** House (Res)



**61 Prentice St ELSTERNWICK 3185 (REI)**

Agent Comments

3   2   1

**Price:** \$1,823,000

**Method:** Auction Sale

**Date:** 13/10/2024

**Property Type:** House (Res)



**5 Edward St ELSTERNWICK 3185 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$1,695,000

**Method:** Auction Sale

**Date:** 03/08/2024

**Property Type:** House (Res)

**Land Size:** 307 sqm approx

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