

## 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

43b Elster Avenue, Gardenvale Vic 3185

#### Indicative selling price

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

Range between \$2,100,000 & \$2,310,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$1,850,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Gardenvale</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">30/11/2024</span>	to	<span style="border: 1px solid black; padding: 2px;">29/11/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">Property Data</span>

#### 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	7b Snowdon Av CAULFIELD 3162	\$2,342,500	31/10/2025
2	2/51 College St ELSTERNWICK 3185	\$2,450,000	28/10/2025
3	34a Beech St CAULFIELD SOUTH 3162	\$2,174,000	28/08/2025

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:

30/11/2025 12:33