

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

28 Beavis Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,970,000

Property Type House

Suburb Elsternwick

Period - From 01/04/2024

to 30/06/2024

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	550 New St BRIGHTON 3186	\$1,188,900	02/07/2024
2	245a Bambra Rd CAULFIELD SOUTH 3162	\$1,122,000	15/06/2024
3	22 Ross St ELSTERNWICK 3185	\$1,233,500	15/02/2024

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:

12/08/2024 21:53



Property Type: House (Previously Occupied - Detached)

Land Size: 412 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

June quarter 2024: \$1,970,000

Comparable Properties



550 New St BRIGHTON 3186 (REI)

[Agent Comments](#)



Price: \$1,188,900

Method: Private Sale

Date: 02/07/2024

Property Type: House (Res)



245a Bambra Rd CAULFIELD SOUTH 3162 (REI)

[Agent Comments](#)



Price: \$1,122,000

Method: Auction Sale

Date: 15/06/2024

Property Type: House (Res)

Land Size: 327 sqm approx



22 Ross St ELSTERNWICK 3185 (REI/VG)

[Agent Comments](#)



Price: \$1,233,500

Method: Sold Before Auction

Date: 15/02/2024

Property Type: House (Res)

Land Size: 147 sqm approx

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