

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

9 Seymour Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$2,232,500

Property Type House

Suburb Elsternwick

Period - From 01/07/2025

to

30/09/2025

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	139 Orrong Rd ELSTERNWICK 3185	\$1,720,000	02/10/2025
2	17 Sinclair St ELSTERNWICK 3185	\$1,680,000	30/08/2025
3	339a Glen Eira Rd CAULFIELD NORTH 3161	\$1,650,000	26/05/2025

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:

20/10/2025 11:56



3 1 4

Property Type: House

Agent Comments

Comparable Properties



139 Orrong Rd ELSTERNWICK 3185 (REI)

Agent Comments

3 2 2

Price: \$1,720,000

Method: Private Sale

Date: 02/10/2025

Property Type: House (Res)



17 Sinclair St ELSTERNWICK 3185 (REI)

Agent Comments

3 1 -

Price: \$1,680,000

Method: Auction Sale

Date: 30/08/2025

Property Type: House (Res)



339a Glen Eira Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 2

Price: \$1,650,000

Method: Private Sale

Date: 26/05/2025

Property Type: House

Land Size: 507 sqm approx