

# 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

18 Hoddle 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 \$3,400,000 & \$3,740,000

### Median sale price

Median price \$2,105,000 Property Type House Suburb Elsternwick

Period - From 01/01/2022 to 31/12/2022 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	94 Cole St BRIGHTON 3186	\$3,625,000	22/12/2022
2	17 Foam St ELWOOD 3184	\$3,601,000	17/10/2022
3	259 Orrong Rd ST KILDA EAST 3183	\$3,400,000	17/11/2022

**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:

03/03/2023 18:05



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**Property Type:** House  
**Land Size:** 789 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$3,400,000 - \$3,740,000  
**Median House Price**  
 Year ending December 2022: \$2,105,000

## Comparable Properties



**94 Cole St BRIGHTON 3186 (REI)**

Agent Comments

4 2 2

**Price:** \$3,625,000  
**Method:** Private Sale  
**Date:** 22/12/2022  
**Property Type:** House  
**Land Size:** 677 sqm approx



**17 Foam St ELWOOD 3184 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$3,601,000  
**Method:** Private Sale  
**Date:** 17/10/2022  
**Property Type:** House  
**Land Size:** 423 sqm approx



**259 Orrong Rd ST KILDA EAST 3183 (REI/VG)**

Agent Comments

5 3 4

**Price:** \$3,400,000  
**Method:** Private Sale  
**Date:** 17/11/2022  
**Property Type:** House  
**Land Size:** 1092 sqm approx

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