

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 Ross Street, Elsternwick Vic 3185

Indicative selling price

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

Single price \$1,249,000

Median sale price

Median price \$1,830,000

Property Type House

Suburb Elsternwick

Period - From 01/01/2024

to 31/03/2024

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 | 2a Meredith St ELWOOD 3184 | \$1,235,000 | 12/04/2024 |
| 2 | 39a Shoobra Rd ELSTERNWICK 3185 | \$1,235,000 | 03/02/2024 |
| 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:

06/07/2024 16:07



2
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Property Type: House

Agent Comments

Indicative Selling Price

\$1,249,000

Median House Price

March quarter 2024: \$1,830,000

Comparable Properties



2a Meredith St ELWOOD 3184 (REI/VG)

Agent Comments

2
 1
 1

Price: \$1,235,000

Method: Private Sale

Date: 12/04/2024

Property Type: Townhouse (Single)

Land Size: 107 sqm approx



39a Shoobra Rd ELSTERNWICK 3185 (REI/VG) Agent Comments

2
 1
 1

Price: \$1,235,000

Method: Sold Before Auction

Date: 03/02/2024

Property Type: House (Res)



22 Ross St ELSTERNWICK 3185 (REI/VG)

Agent Comments

2
 1
 1

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