

# 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

78a Allison Road, 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 \$1,050,000

&

\$1,150,000

### 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	59 Regent St ELSTERNWICK 3185	\$1,150,000	06/07/2024
2	14 Rusden St ELSTERNWICK 3185	\$1,125,000	06/07/2024
3	550 New St BRIGHTON 3186	\$1,188,900	02/07/2024

**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:

30/08/2024 18:31



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**Property Type:** House  
**Land Size:** 191 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,150,000  
**Median House Price**  
 June quarter 2024: \$1,970,000

## Comparable Properties



59 Regent St ELSTERNWICK 3185 (REI)

Agent Comments

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**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 06/07/2024  
**Property Type:** House (Res)



14 Rusden St ELSTERNWICK 3185 (REI)

Agent Comments

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**Price:** \$1,125,000  
**Method:** Private Sale  
**Date:** 06/07/2024  
**Property Type:** House



550 New St BRIGHTON 3186 (REI/VG)

Agent Comments

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**Price:** \$1,188,900  
**Method:** Private Sale  
**Date:** 02/07/2024  
**Property Type:** House (Res)  
**Land Size:** 168 sqm approx

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