

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 583 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,240,000 & \$1,360,000

Median sale price

Median price \$1,707,500 Property Type House Suburb Elsternwick

Period - From 01/07/2024 to 30/09/2024 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 | 28 Beavis St ELSTERNWICK 3185 | \$1,250,000 | 27/10/2024 |
| 2 | 34 Stone St CAULFIELD SOUTH 3162 | \$1,355,000 | 05/09/2024 |
| 3 | 2 Derby Pde CAULFIELD NORTH 3161 | \$1,350,000 | 17/06/2024 |

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: 02/12/2024 14:35



 3  1  2

Property Type: House
Land Size: 467 sqm approx
Agent Comments

Indicative Selling Price
\$1,240,000 - \$1,360,000
Median House Price
September quarter 2024: \$1,707,500

Comparable Properties



28 Beavis St ELSTERNWICK 3185 (REI)

[Agent Comments](#)

 2  1  1

Price: \$1,250,000
Method: Auction Sale
Date: 27/10/2024
Property Type: House (Res)
Land Size: 420 sqm approx



34 Stone St CAULFIELD SOUTH 3162 (REI)

[Agent Comments](#)

 3  1  2

Price: \$1,355,000
Method: Sold Before Auction
Date: 05/09/2024
Property Type: House (Res)



2 Derby Pde CAULFIELD NORTH 3161 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$1,350,000
Method: Private Sale
Date: 17/06/2024
Property Type: House (Res)
Land Size: 430 sqm approx

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