

# 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 361A Kooyong 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 \$1,600,000 & \$1,760,000

### Median sale price

Median price \$2,110,000 Property Type House Suburb Elsternwick

Period - From 01/01/2025 to 31/12/2025 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	22 Wairoa Av BRIGHTON EAST 3187	\$1,600,000	24/11/2025
2	1/3 Wilgra Cr CAULFIELD 3162	\$1,755,000	23/08/2025
3	33 Russell St CAULFIELD SOUTH 3162	\$1,655,000	20/08/2025

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: 29/01/2026 14:48



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**Property Type:** Town Residence

**Land Size:** 295 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,600,000 - \$1,760,000

**Median House Price**

Year ending December 2025: \$2,110,000

## Comparable Properties



**22 Wairoa Av BRIGHTON EAST 3187 (REI)**

[Agent Comments](#)

4 2 2

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 24/11/2025

**Property Type:** House



**1/3 Wilgra Cr CAULFIELD 3162 (REI/VG)**

[Agent Comments](#)

4 2 2

**Price:** \$1,755,000

**Method:** Private Sale

**Date:** 23/08/2025

**Property Type:** Townhouse (Single)



**33 Russell St CAULFIELD SOUTH 3162 (REI)**

[Agent Comments](#)

4 2 2

**Price:** \$1,655,000

**Method:** Sold Before Auction

**Date:** 20/08/2025

**Property Type:** House (Res)

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



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