

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

80 Gordon Street, Elsternwick Vic 3185

Indicative selling price

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

Single price \$2,199,000

Median sale price

Median price \$2,126,000

Property Type House

Suburb Elsternwick

Period - From 01/04/2025

to 31/03/2026

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	2/12 St Aubins Av CAULFIELD NORTH 3161	\$2,230,000	10/04/2026
2	10 Marlborough St CAULFIELD NORTH 3161	\$2,205,000	17/12/2025
3	23b Alexandra St ST KILDA EAST 3183	\$2,260,000	26/10/2025

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:

21/04/2026 09:18

Joey Eckstein
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Indicative Selling Price

\$2,199,000

Median House Price

Year ending March 2026: \$2,126,000



 4  3  2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/12 St Aubins Av CAULFIELD NORTH 3161 (REI)

Agent Comments

 3  2  2

Price: \$2,230,000

Method: Sold Before Auction

Date: 10/04/2026

Property Type: Apartment



10 Marlborough St CAULFIELD NORTH 3161 (REI)

Agent Comments

 5  2  2

Price: \$2,205,000

Method: Auction Sale

Date: 17/12/2025

Property Type: House (Res)



23b Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,260,000

Method: Auction Sale

Date: 26/10/2025

Property Type: Townhouse (Res)

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889