

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$2,000,000

&

\$2,200,000

### Median sale price

Median price

\$2,232,500

Property Type

House

Suburb

Elsternwick

Period - From

01/07/2025

to

30/09/2025

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	2/51 College St ELSTERNWICK 3185	\$2,450,000	28/10/2025
2	23b Alexandra St ST KILDA EAST 3183	\$2,260,000	26/10/2025
3	18b Melby Av ST KILDA EAST 3183	\$2,375,000	17/07/2025

**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:

05/11/2025 09:03



 4  3  2

**Property Type:** townhouse

Agent Comments

## Comparable Properties



**2/51 College St ELSTERNWICK 3185 (REI)**

Agent Comments

 4  3  2

**Price:** \$2,450,000

**Method:** Sold Before Auction

**Date:** 28/10/2025

**Property Type:** Townhouse (Res)

**Land Size:** 331 sqm approx



**23b Alexandra St ST KILDA EAST 3183 (REI)**

Agent Comments

 4  3  2

**Price:** \$2,260,000

**Method:** Auction Sale

**Date:** 26/10/2025

**Property Type:** Townhouse (Res)



**18b Melby Av ST KILDA EAST 3183 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$2,375,000

**Method:** Sold Before Auction

**Date:** 17/07/2025

**Property Type:** Townhouse (Res)

**Land Size:** 346 sqm approx