

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

2/45 Oswald Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$770,000

&

\$840,000

Median sale price

Median price \$712,500

Property Type Unit

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	7/21-23 Newlyn St CAULFIELD 3162	\$830,000	19/10/2025
2	3/52-54 Orrong Rd ELSTERNWICK 3185	\$854,000	30/09/2025
3	6/3 Gerard St CAULFIELD 3162	\$840,000	21/07/2025

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:

10/11/2025 13:39



Property Type:
Agent Comments

Indicative Selling Price
\$770,000 - \$840,000
Median Unit Price
September quarter 2025: \$712,500

Comparable Properties



7/21-23 Newlyn St CAULFIELD 3162 (REI)

Agent Comments



Price: \$830,000
Method: Auction Sale
Date: 19/10/2025
Property Type: Unit



3/52-54 Orrong Rd ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$854,000
Method: Sold Before Auction
Date: 30/09/2025
Property Type: Unit

6/3 Gerard St CAULFIELD 3162 (VG)

Agent Comments



Price: \$840,000
Method: Sale
Date: 21/07/2025
Property Type: Flat/Unit/Apartment (Res)

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