

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

2/1 Garden Street, Elsternwick VIC 3185

Indicative selling price

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

Range between

\$525,000

&

\$575,000

Median sale price

Median price

\$690,750

Property Type

Unit

Suburb

Elsternwick

Period - From

19/08/2024

to

18/02/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
9/6 Yorston Ct, Elsternwick Vic	\$565,000	15/11/2024
4/10 St Aubins Av, Caulfield North Vic	\$599,000	27/10/2024
6/20 Victoria St, Elsternwick Vic	\$555,000	27/10/2024

This Statement of Information was prepared on:

19/02/2025