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	63 Seymour Road, Elsternwick Vic 3185

Indicative selling price

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

Range between $2,600,000 & $2,850,000

Median sale price

Median price $2,050,000 Property Type House Suburb Elsternwick

Period - From 01/04/2026 to 30/06/2026 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	1 Long St ELSTERNWICK 3185	$3,012,000	28/06/2026
2	67 Orrong Rd ELSTERNWICK 3185	$2,975,000	20/05/2026
3	334 Orrong Rd CAULFIELD NORTH 3161	$2,800,000	22/03/2026

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: 16/09/2026 14:01

63 Seymour Road, Elsternwick Vic 3185

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4 2 2

Property Type: House
Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,850,000
Median House Price
June quarter 2026: $2,050,000

Comparable Properties



1 Long St ELSTERNWICK 3185 (REI)

4 2 2

Price: $3,012,000
Method: Private Sale
Date: 28/06/2026
Property Type: House

Agent Comments



67 Orrong Rd ELSTERNWICK 3185 (REI)

5 3 2

Price: $2,975,000
Method: Private Sale
Date: 20/05/2026
Property Type: House
Land Size: 604 sqm approx

Agent Comments



334 Orrong Rd CAULFIELD NORTH 3161 (REI)

4 2 1

Price: $2,800,000
Method: Auction Sale
Date: 22/03/2026
Property Type: House (Res)
Land Size: 723 sqm approx

Agent Comments

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