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	10/32 Clarence Street, Elsternwick Vic 3185

Indicative selling price

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

Range between $265,000 & $290,000

Median sale price

Median price $662,563 Property Type Unit Suburb Elsternwick

Period - From 27/04/2025 to 26/04/2026 Source Property Data

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	5/37 Lantana Rd GARDENVALE 3185	$290,000	04/02/2026
2	9/43 Lantana Rd GARDENVALE 3185	$280,000	28/11/2025
3	7/27 Seymour Rd ELSTERNWICK 3185	$290,000	21/11/2025

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: 27/04/2026 16:04

10/32 Clarence Street, Elsternwick Vic 3185



1 1 1

Rooms: 2
Property Type: Unit

Agent Comments

Indicative Selling Price
$265,000 - $290,000
Median Unit Price
27/04/2025 - 26/04/2026: $662,563

Comparable Properties

5/37 Lantana Rd GARDENVALE 3185 (VG)

1 - -

Price: $290,000
Method: Sale
Date: 04/02/2026
Property Type: Strata Unit/Flat

Agent Comments



9/43 Lantana Rd GARDENVALE 3185 (VG)

1 - -

Price: $280,000
Method: Sale
Date: 28/11/2025
Property Type: Strata Unit/Flat

Agent Comments



7/27 Seymour Rd ELSTERNWICK 3185 (REI/VG)

1 1 1

Price: $290,000
Method: Private Sale
Date: 21/11/2025
Property Type: Apartment

Agent Comments

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900

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