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<br>Including suburb and postcode | 8/1-3 Carre Street, Elsternwick Vic 3185 |

## Indicative selling price

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

Range between $350,000 & $380,000

## Median sale price

Median price $680,000 Property Type Unit 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 | 101/132 Balaclava Rd CAULFIELD NORTH 3161 | $375,000 | 28/05/2026 |
| 2 | 4/559 Glen Huntly Rd ELSTERNWICK 3185 | $367,000 | 08/04/2026 |
| 3 | 101/126 Brighton Rd RIPPONLEA 3185 | $350,000 | 12/03/2026 |

**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: 21/07/2026 12:00