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	8 Duffy Avenue, Elsternwick Vic 3185

Indicative selling price

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

Range between $2,200,000 & $2,350,000

Median sale price

Median price $2,300,000 Property Type House Suburb Elsternwick

Period - From 01/10/2021 to 31/12/2021 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	12 Mcmillan St ELSTERNWICK 3185	$2,260,000	12/02/2022
2	3 Banksia Rd CAULFIELD SOUTH 3162	$2,225,000	27/03/2022
3	4 Sherbrooke Av ELSTERNWICK 3185	$2,190,000	19/03/2022

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: 13/04/2022 11:11

8 Duffy Avenue, Elsternwick Vic 3185



3 2 4

Property Type: House (Res)
Land Size: 652 approx sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,310,000
Median House Price
December quarter 2021: $2,300,000

Comparable Properties



12 Mcmillan St ELSTERNWICK 3185 (REI)

4 1 3

Price: $2,260,000
Method: Auction Sale
Date: 12/02/2022
Property Type: House (Res)
Land Size: 560 sqm approx

Agent Comments



3 Banksia Rd CAULFIELD SOUTH 3162 (REI)

5 3 3

Price: $2,225,000
Method: Auction Sale
Date: 27/03/2022
Property Type: House (Res)
Land Size: 675 sqm approx

Agent Comments



4 Sherbrooke Av ELSTERNWICK 3185 (REI)

3 2 1

Price: $2,190,000
Method: Auction Sale
Date: 19/03/2022
Property Type: House (Res)

Agent Comments

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433

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