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	206/17 Gordon Street, Elsternwick Vic 3185

Indicative selling price

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

Single price $559,000

Median sale price

Median price $615,000 Property Type Unit Suburb Elsternwick

Period - From 01/04/2023 to 30/06/2023 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	10/38 Brighton Rd BALACLAVA 3183	$588,000	13/07/2023
2	33/573-577 Glen Huntly Rd ELSTERNWICK 3185	$587,626	30/06/2023
3	108/37 Park St ELSTERNWICK 3185	$582,000	03/05/2023

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: 28/08/2023 16:39

206/17 Gordon Street, Elsternwick Vic 3185



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$559,000
Median Unit Price
June quarter 2023: $615,000

Comparable Properties



10/38 Brighton Rd BALACLAVA 3183 (REI/VG)

2 1 1

Price: $588,000
Method: Private Sale
Date: 13/07/2023
Property Type: Apartment

Agent Comments



33/573-577 Glen Huntly Rd ELSTERNWICK 3185 (REI)

2 1 1

Price: $587,626
Method: Private Sale
Date: 30/06/2023
Property Type: Apartment

Agent Comments



108/37 Park St ELSTERNWICK 3185 (REI/VG)

2 2 1

Price: $582,000
Method: Private Sale
Date: 03/05/2023
Property Type: Apartment

Agent Comments

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

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