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	11/10 Parkside Street, Elsternwick Vic 3185

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $637,500 Property Type Unit Suburb Elsternwick

Period - From 05/09/2022 to 04/09/2023 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	2/1 Yorston Ct ELSTERNWICK 3185	$540,000	25/05/2023
2	8/35 Trevelyan St ELSTERNWICK 3185	$533,000	14/05/2023
3	9/120 Brighton Rd RIPPONLEA 3185	$510,000	16/07/2023

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: 05/09/2023 22:00

11/10 Parkside Street, Elsternwick Vic 3185



2 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
05/09/2022 - 04/09/2023: $637,500

Comparable Properties



2/1 Yorston Ct ELSTERNWICK 3185 (REI/VG)

2 1 1

Price: $540,000
Method: Sold Before Auction
Date: 25/05/2023
Property Type: Apartment

Agent Comments



8/35 Trevelyan St ELSTERNWICK 3185 (REI/VG)

2 1 1

Price: $533,000
Method: Auction Sale
Date: 14/05/2023
Property Type: Apartment

Agent Comments



9/120 Brighton Rd RIPPONLEA 3185 (REI)

2 1 1

Price: $510,000
Method: Auction Sale
Date: 16/07/2023
Property Type: Apartment

Agent Comments

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

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