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	7 Prentice Street, Elsternwick Vic 3185

Indicative selling price

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

Single price $1,800,000

Median sale price

Median price $1,707,500 Property Type House Suburb Elsternwick

Period - From 01/07/2024 to 30/09/2024 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	75 Seymour Rd ELSTERNWICK 3185	$1,760,000	26/10/2024
2	61 Prentice St ELSTERNWICK 3185	$1,823,000	13/10/2024
3	5 Edward St ELSTERNWICK 3185	$1,695,000	03/08/2024

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: 09/12/2024 10:39

7 Prentice Street, Elsternwick Vic 3185



3 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,800,000
Median House Price
September quarter 2024: $1,707,500

Comparable Properties



75 Seymour Rd ELSTERNWICK 3185 (REI)

3 2 2

Price: $1,760,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)

Agent Comments



61 Prentice St ELSTERNWICK 3185 (REI/VG)

3 2 1

Price: $1,823,000
Method: Auction Sale
Date: 13/10/2024
Property Type: House (Res)
Land Size: 256 sqm approx

Agent Comments



5 Edward St ELSTERNWICK 3185 (REI/VG)

3 1 1

Price: $1,695,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 307 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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