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	22 Blanche Street, Elsternwick Vic 3185

Indicative selling price

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

Range between $1,190,000 & $1,300,000

Median sale price*

Median price $1,859,500 Property Type House Suburb Elsternwick

Period - From 01/10/2024 to 31/12/2024 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.

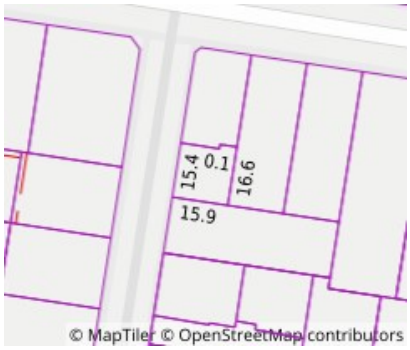
	Address of comparable property	Price	Date of sale
1	5/11-15 Roselea St CAULFIELD SOUTH 3162	$1,270,000	28/03/2025
2	3a Jupiter St CAULFIELD SOUTH 3162	$1,233,000	23/02/2025
3	3/25 Saturn St CAULFIELD SOUTH 3162	$1,250,000	22/02/2025

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: 15/04/2025 12:27

22 Blanche Street, Elsternwick Vic 3185



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 249 sqm approx

Agent Comments

Indicative Selling Price
$1,190,000 - $1,300,000
Median House Price *
01/10/2024 - 31/12/2024: $1,859,500
* Agent calculated median

Comparable Properties



5/11-15 Roselea St CAULFIELD SOUTH 3162 (REI)

3 2 2

Price: $1,270,000
Method: Private Sale
Date: 28/03/2025
Property Type: Unit
Land Size: 285 sqm approx

Agent Comments



3a Jupiter St CAULFIELD SOUTH 3162 (REI)

3 1 2

Price: $1,233,000
Method: Auction Sale
Date: 23/02/2025
Property Type: House (Res)

Agent Comments



3/25 Saturn St CAULFIELD SOUTH 3162 (REI)

3 2 1

Price: $1,250,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Unit

Agent Comments

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