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	5 Hendra Court, Elsternwick VIC 3185

Indicative selling price

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

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

Median sale price

Median price $1,826,000 Property Type House Suburb Elsternwick

Period - From 23/10/2024 to 23/04/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4 Oswald Street Elsternwick VIC 3185	$2,230,000	13/12/2024
8A Sylverly Grove Caulfield VIC 3162	$2,200,000	25/11/2024
10 Acacia Street Elsternwick VIC 3185	$2,245,000	30/11/2024

This Statement of Information was prepared on: 24/04/2025