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	9/15 ALEXANDRA AVENUE ELSTERNWICK VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$640,000	&	$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$756,000	Property type	Unit	Suburb	Elsternwick
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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 6 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
12/15 ALEXANDRA AVENUE ELSTERNWICK VIC 3185	$722,500	14-May-25
10/488 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	$673,000	26-Jul-25
7/2 VICTORIA STREET ELSTERNWICK VIC 3185	$668,000	12-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 28 August 2025

SAINT&WOOD

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12/15 ALEXANDRA AVENUE ELSTERNWICK VIC 3185

2 1 1

Sold Price **$722,500** Sold Date **14-May-25**

Distance **0km**



10/488 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185

2 1 1

Sold Price RS **$673,000** Sold Date **26-Jul-25**

Distance **0.62km**



7/2 VICTORIA STREET ELSTERNWICK VIC 3185

2 1 1

Sold Price **$668,000** Sold Date **12-Apr-25**

Distance **0.65km**

RS = Recent sale **UN** = Undisclosed Sale

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