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	3/55 Carlingford Street, Elsternwick Vic 3185

Indicative selling price

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

Range between $850,000 & $935,000

Median sale price

Median price $640,000 Property Type Unit Suburb Elsternwick

Period - From 01/04/2025 to 30/06/2025 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	4/21 Gardenvale Rd CAULFIELD SOUTH 3162	$870,000	29/08/2025
2	9/2-6 Younger Av CAULFIELD SOUTH 3162	$854,000	09/08/2025
3	12/120 Murray St CAULFIELD 3162	$940,000	07/07/2025

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: 14/09/2025 10:22

3/55 Carlingford Street, Elsternwick Vic 3185



2 2 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$850,000 - $935,000
Median Unit Price
June quarter 2025: $640,000

Comparable Properties



4/21 Gardenvale Rd CAULFIELD SOUTH 3162 (REI)

3 2 1

Price: $870,000
Method: Sold Before Auction
Date: 29/08/2025
Property Type: Unit

Agent Comments



9/2-6 Younger Av CAULFIELD SOUTH 3162 (REI)

2 2 2

Price: $854,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Apartment

Agent Comments



12/120 Murray St CAULFIELD 3162 (REI)

2 2 1

Price: $940,000
Method: Private Sale
Date: 07/07/2025
Property Type: Apartment

Agent Comments

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289

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