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	57 Elster Avenue, Gardenvale Vic 3185

Indicative selling price

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

Range between $2,280,000 & $2,350,000

Median sale price

Median price $1,792,500 Property Type House Suburb Gardenvale

Period - From 01/10/2024 to 30/09/2025 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	63 Regent St ELSTERNWICK 3185	$2,300,000	22/11/2025
2	1 Bruce St BRIGHTON EAST 3187	$2,308,000	15/11/2025
3			

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: 25/11/2025 13:23

57 Elster Avenue, Gardenvale Vic 3185

JellisCraig



Property Type: House

Indicative Selling Price
$2,280,000 - $2,350,000
Median House Price
Year ending September 2025: $1,792,500

Comparable Properties



63 Regent St ELSTERNWICK 3185 (REI)

3 | 2 | -

Price: $2,300,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)

Agent Comments



1 Bruce St BRIGHTON EAST 3187 (REI)

4 | 2 | 6

Price: $2,308,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 653 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE | propertydata.com.au

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