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	3/13 Beavis Street, Elsternwick Vic 3185

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,960,000 Property Type House Suburb Elsternwick

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	38a Leslie St ELSTERNWICK 3185	$1,675,000	20/08/2025
2	159b Sycamore St CAULFIELD SOUTH 3162	$1,560,500	14/06/2025
3	42B Hartington St ELSTERNWICK 3185	$1,675,000	04/06/2025

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: 14/10/2025 15:20

3/13 Beavis Street, Elsternwick Vic 3185

JellisCraig



3 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending September 2025: $1,960,000

Comparable Properties



38a Leslie St ELSTERNWICK 3185 (REI)

3 2 2

Price: $1,675,000
Method: Sold Before Auction
Date: 20/08/2025
Property Type: House (Res)

Agent Comments



159b Sycamore St CAULFIELD SOUTH 3162 (REI/VG)

3 2 2

Price: $1,560,500
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)

Agent Comments



42B Hartington St ELSTERNWICK 3185 (REI/VG)

3 2 2

Price: $1,675,000
Method: Sold Before Auction
Date: 04/06/2025
Property Type: House
Land Size: 387 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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