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	5/5 St Georges Road, Elsternwick Vic 3185

Indicative selling price

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

Range between $630,000 & $670,000

Median sale price

Median price $635,000 Property Type Unit 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	6/11 Downshire Rd ELSTERNWICK 3185	$640,000	02/08/2025
2	9/45 Southey St ELWOOD 3184	$670,000	04/10/2025
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: 07/10/2025 11:54

5/5 St Georges Road, Elsternwick Vic 3185



Property Type:
Agent Comments

Indicative Selling Price
$630,000 - $670,000
Median Unit Price
Year ending September 2025: $635,000

Comparable Properties

6/11 Downshire Rd ELSTERNWICK 3185 (REI)

2 | 1 | 1

Agent Comments

Price: $640,000
Method:
Date: 02/08/2025
Property Type: House



9/45 Southey St ELWOOD 3184 (REI)

2 | 1 | 1

Agent Comments

Price: $670,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Apartment

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 - Wilson | P: 03 9528 8888 | F: 03 9528 8889

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