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	14/483 Kooyong Road, Elsternwick Vic 3185

Indicative selling price

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

Range between $430,000 & $470,000

Median sale price

Median price $712,500 Property Type Unit Suburb Elsternwick

Period - From 01/07/2025 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	4/15 Masters St CAULFIELD 3162	$470,000	10/10/2025
2	4/123 Murray St CAULFIELD 3162	$440,000	05/08/2025
3	5/19 Snowdon Av CAULFIELD 3162	$462,500	29/07/2025

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: 27/10/2025 16:37

14/483 Kooyong Road, Elsternwick Vic 3185

Property Type:
Agent Comments

Indicative Selling Price
$430,000 - $470,000
Median Unit Price
September quarter 2025: $712,500

Comparable Properties



4/15 Masters St CAULFIELD 3162 (REI)

2 | 1 | 1

Price: $470,000
Method: Private Sale
Date: 10/10/2025
Property Type: Apartment

Agent Comments



4/123 Murray St CAULFIELD 3162 (REI/VG)

2 | 1 | 1

Price: $440,000
Method: Sold Before Auction
Date: 05/08/2025
Property Type: Apartment

Agent Comments



5/19 Snowdon Av CAULFIELD 3162 (VG)

2 | - | -

Price: $462,500
Method: Sale
Date: 29/07/2025
Property Type: Strata Unit/Flat

Agent Comments

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666

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