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	9 Mulgrave Street, Elsternwick Vic 3185

Indicative selling price

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

Range between $1,160,000 & $1,275,000

Median sale price

Median price $2,300,000 Property Type House Suburb Elsternwick

Period - From 01/10/2025 to 31/12/2025 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	2 Ross St ELSTERNWICK 3185	$1,250,000	13/01/2026
2	57 Fitzgibbon Cr CAULFIELD NORTH 3161	$1,255,000	09/11/2025
3	19 Nepean Hwy ELSTERNWICK 3185	$1,300,000	05/11/2025

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: 27/01/2026 11:31

9 Mulgrave Street, Elsternwick Vic 3185



2 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,160,000 - $1,275,000
Median House Price
December quarter 2025: $2,300,000

Comparable Properties



2 Ross St ELSTERNWICK 3185 (VG)

3 - -

Price: $1,250,000
Method: Sale
Date: 13/01/2026
Property Type: House (Res)
Land Size: 220 sqm approx

Agent Comments



57 Fitzgibbon Cr CAULFIELD NORTH 3161 (REI/VG)

2 1 1

Price: $1,255,000
Method: Auction Sale
Date: 09/11/2025
Property Type: House (Res)
Land Size: 299 sqm approx

Agent Comments



19 Nepean Hwy ELSTERNWICK 3185 (REI)

3 1 1

Price: $1,300,000
Method: Sold Before Auction
Date: 05/11/2025
Property Type: House (Res)

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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