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	2/38 Seymour Road, Elsternwick Vic 3185

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $675,000 Property Type Unit Suburb Elsternwick

Period - From 27/01/2025 to 26/01/2026 Source Property Data

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	6/271 Balaclava Rd CAULFIELD NORTH 3161	$600,000	23/12/2025
2	7/530 Glen Huntly Rd ELSTERNWICK 3185	$660,000	13/12/2025
3	6/14 King St ELSTERNWICK 3185	$630,000	10/12/2025

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 15:08

2/38 Seymour Road, Elsternwick Vic 3185



Property Type:
Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
27/01/2025 - 26/01/2026: $675,000

Comparable Properties



6/271 Balaclava Rd CAULFIELD NORTH 3161 (VG)
2 - -

Price: $600,000
Method: Sale
Date: 23/12/2025
Property Type: Strata Unit/Flat

Agent Comments



7/530 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)
2 1 1

Price: $660,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Apartment

Agent Comments



6/14 King St ELSTERNWICK 3185 (REI)
2 1 1

Price: $630,000
Method: Private Sale
Date: 10/12/2025
Property Type: Apartment

Agent Comments

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289

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