

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 COLLEGE STREET ELSTERNWICK VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$4,000,000

&

\$4,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,860,000

Property type

House

Suburb

Elsternwick

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 6 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

17 GISBORNE STREET ELSTERNWICK VIC 3185	-	18-Jul-25
32 MURRAY STREET ELSTERNWICK VIC 3185	\$6,000,000	04-Apr-25

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 6 months.

This Statement of Information was prepared on: 28 July 2025



**17 GISBORNE STREET
ELSTERNWICK VIC 3185**

 5
  3
  2

Sold Price

^{RS} - Sold Date **18-Jul-25**

Distance **0.93km**



**32 MURRAY STREET
ELSTERNWICK VIC 3185**

 4
  3
  2

Sold Price

\$6,000,000 Sold Date **04-Apr-25**

Distance **1.29km**

RS = Recent sale **UN** = Undisclosed Sale

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