

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

12/15 ALEXANDRA AVENUE 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

\$675,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

4/66 DOWNSHIRE ROAD ELSTERNWICK VIC 3185	\$640,000	05-Apr-25
7/2 VICTORIA STREET ELSTERNWICK VIC 3185	\$668,000	12-Apr-25
15/88 ORRONG ROAD ELSTERNWICK VIC 3185	\$715,000	29-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: 02 May 2025

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**4/66 DOWNSHIRE ROAD
ELSTERNWICK VIC 3185** 2  1  1Sold Price ^{RS} **\$640,000** ^{UN} Sold Date **05-Apr-25**Distance **0.27km****7/2 VICTORIA STREET
ELSTERNWICK VIC 3185** 2  1  1Sold Price ^{RS} **\$668,000** ^{UN} Sold Date **12-Apr-25**Distance **0.65km****15/88 ORRONG ROAD
ELSTERNWICK VIC 3185** 2  1  1Sold Price ^{RS} **\$715,000** Sold Date **29-Apr-25**Distance **0.71km****RS** = Recent sale**UN** = Undisclosed Sale

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