

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

5/1B Regent Street, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$673,000

Property Type

Unit

Suburb

Elsternwick

Period - From

30/07/2024

to

29/07/2025

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	2/193 Brighton Rd ELWOOD 3184	\$540,000	28/06/2025
2	8/66-70 Grosvenor St BALACLAVA 3183	\$535,000	21/06/2025
3	2/1 Garden St ELSTERNWICK 3185	\$545,000	07/05/2025

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:

30/07/2025 11:16

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
30/07/2024 - 29/07/2025: \$673,000

Comparable Properties



2/193 Brighton Rd ELWOOD 3184 (REI)
2 1 1
Agent Comments
Price: \$540,000
Method: Private Sale
Date: 28/06/2025
Property Type: Apartment



8/66-70 Grosvenor St BALACLAVA 3183 (REI)
2 1 1
Agent Comments
Price: \$535,000
Method: Sold Before Auction
Date: 21/06/2025
Property Type: Apartment



2/1 Garden St ELSTERNWICK 3185 (REI/VG)
2 1 1
Agent Comments
Price: \$545,000
Method: Private Sale
Date: 07/05/2025
Property Type: Unit