

Statement of Information

**Multiple residential property located in the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Unit offered for sale**

Address  
Including suburb and  
postcode

87 Seymour Road, Elsternwick

**Indicative selling price**

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

Unit Type	Single Price		Lower price	Higher price
Type A – 3 bed, 4 bath, 2car		or range between	\$2,645,000	\$2,909,500
Type B – 4 bed, 4 bath, 2car		or range between	\$2,970,000	\$3,267,000
Type C - 4 bed, 4 bath, 2car		or range between	\$3,268,000	\$3,594,800

**Suburb unit median sale price** - Houses

Median price \$1,707,500

Suburb Elsternwick

Period - From 1/04/2024

to

30/06/2024

Source

REA

**B\***

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: 04/11/2024