

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 25 Sandham Street, Elsternwick, 3185

Indicative selling price

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

Unit Type	Single Price		Lower price	Higher price
Type A – 3 bed, 3 bath, 2car		or range between	\$2,450,000	\$2,695,000
Type B – 3 bed, 3 bath, 3car		or range between	\$2,695,000	\$2,964,000
Type C - 3 bed, 3 bath, 3 car		or range between	\$2,964,000	\$3,260,950
Type D – 3 bed, 3 bath, 2car		or range between	\$2,450,000	\$2,695,000
Type E – 3 bed, 3 bath, 2car		or range between	\$2,695,000	\$2,964,000
Type F - 4 bed, 3 bath, 2car		or range between	\$2,775,000	\$3,052,500

Suburb unit median sale price - Houses

Median price \$2,300,000

Suburb Elsternwick

Period - From 1/10/2025 to 31/12/2025

Source REIV

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: 28/01/2026