

## 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

6/11 DOWNSHIRE ROAD ELSTERNWICK VIC 3185

### 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)

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Jul 2024

to

30 Jun 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 4/22 ALLISON ROAD ELSTERNWICK VIC 3185   | \$585,000 | 17-May-25 |
| 6/34 HORNE STREET ELSTERNWICK VIC 3185   | \$595,000 | 17-May-25 |
| 9/293 KOORYONG ROAD ELSTERNWICK VIC 3185 | \$512,750 | 08-May-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: 14 July 2025



### 4/22 ALLISON ROAD ELSTERNWICK VIC 3185

2 1 1

Sold Price **\$585,000** Sold Date **17-May-25**

Distance **0.51km**



### 6/34 HORNE STREET ELSTERNWICK VIC 3185

2 1 1

Sold Price **\$595,000** Sold Date **17-May-25**

Distance **0.61km**



### 9/293 KOOYONG ROAD ELSTERNWICK VIC 3185

2 1 1

Sold Price **\$512,750** Sold Date **08-May-25**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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