### Statement of Information

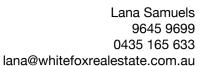
# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Proper	ty offere	d for s	ale								
Includ	ding subur	Idress b and tcode	75 Reg	ent S	treet, Elsterr	iwick	Vic 3185				
Indicat	tive sellir	ng pric	e								
For the	meaning o	of this p	rice see	con	sumer.vic.go	ov.au/ι	underquo	ting			
Range between \$2,250,000					&	\$2,450,000					
Mediar	n sale pri	ice									
Median price \$1,860,000			Pr	operty Type	Hous	se .		Suburb	Elsternwick		
Period	d - From 0	01/07/2	024	to	30/06/2025	;	Sc	ource	REIV		
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									P	rice	Date of sale
1											
2											
3											
OR											
B*										wer than thre ne last six mo	ee comparable onths.
This Statement of Information was prepared on:								on:	22/07/2025 08:58		



#### WHITEFOX



Indicative Selling Price \$2,250,000 - \$2,450,000 Median House Price Year ending June 2025: \$1,860,000





## Comparable Properties

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.

Account - Whitefox Real Estate | P: 96459699



