

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

1D Riddell Parade, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$1,341,250

Property Type Townhouse

Suburb Elsternwick

Period - From 14/06/2024

to

13/06/2025

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	42B Hartington St ELSTERNWICK 3185	\$1,675,000	04/06/2025
2	7/146 Glen Huntly Rd ELWOOD 3184	\$1,617,500	09/04/2025
3			

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:

14/06/2025 15:03



3 2 1

Rooms: 4
Property Type: Townhouse
238m2
Land Size: 213 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median Townhouse Price
14/06/2024 - 13/06/2025: \$1,341,250

Comparable Properties



42B Hartington St ELSTERNWICK 3185 (REI)

Agent Comments

3 2 2

Price: \$1,675,000
Method: Sold Before Auction
Date: 04/06/2025
Property Type: House
Land Size: 387 sqm approx



7/146 Glen Huntly Rd ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$1,617,500
Method: Private Sale
Date: 09/04/2025
Property Type: Townhouse (Single)

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.