

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

4 Clonard Avenue, Elsternwick Vic 3185

Indicative selling price

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

Range between \$3,400,000 & \$3,650,000

Median sale price

Median price \$2,110,000 Property Type House Suburb Elsternwick

Period - From 01/01/2025 to 31/12/2025 Source 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	Price	Date of sale
1	57 St Georges Rd ELSTERNWICK 3185	\$4,010,000	06/12/2025
2	34 Riddell Pde ELSTERNWICK 3185	\$3,880,000	29/11/2025
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:

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4 2 4

Property Type: House (Res)

Land Size: 627 sqm approx

Agent Comments

Indicative Selling Price

\$3,400,000 - \$3,650,000

Median House Price

Year ending December 2025: \$2,110,000

Comparable Properties



57 St Georges Rd ELSTERNWICK 3185 (REI)

Agent Comments

4 3 2

Price: \$4,010,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 582 sqm approx



34 Riddell Pde ELSTERNWICK 3185 (REI)

Agent Comments

5 3 2

Price: \$3,880,000

Method: Private Sale

Date: 29/11/2025

Property Type: House

Land Size: 593 sqm approx

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 - Fredman



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