

# 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

11 Mccombie Street, Elsternwick VIC 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,400,000

### Median sale price

Median price

\$1,970,000

Property Type

House

Suburb

Elsternwick

Period - From

28/07/2025

to

27/01/2026

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
11 Byron Street Elwood VIC 3184	\$1,475,000	08/11/2025
29 Grosvenor Street Balaclava VIC 3183	\$1,565,000	20/09/2025
142 Orrong Road Elsternwick VIC 3185	\$1,400,000	03/11/2025

This Statement of Information was prepared on:

28/01/2026