

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

14/18 KING STREET ELSTERNWICK VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Feb 2025

to

31 Jan 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 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

6/14 KING STREET ELSTERNWICK VIC 3185	\$630,000	10-Dec-25
7/41 ALLISON ROAD ELSTERNWICK VIC 3185	\$710,000	05-Dec-25
5/5 ST GEORGES ROAD ELSTERNWICK VIC 3185	\$730,000	09-Oct-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.~~

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**6/14 KING STREET ELSTERNWICK
 VIC 3185**

Sold Price ^{RS} **\$630,000** ^{UN} Sold Date **10-Dec-25**

2 1 1

Distance **0.04km**



**7/41 ALLISON ROAD
 ELSTERNWICK VIC 3185**

Sold Price **\$710,000** Sold Date **05-Dec-25**

2 1 1

Distance **0.31km**

WILSON
5/5 St Georges Road, Elsternwick



**5/5 ST GEORGES ROAD
 ELSTERNWICK VIC 3185**

Sold Price **\$730,000** Sold Date **09-Oct-25**

2 1 2

Distance **0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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