

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 46 Shoobra Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,845,000 Property Type House Suburb Elsternwick

Period - From 01/01/2024 to 31/12/2024 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	28 Carrington Gr ST KILDA EAST 3183	\$2,390,000	19/12/2024
2	1 Langdon Rd CAULFIELD NORTH 3161	\$2,520,000	06/10/2024
3	36 Downshire Rd ELSTERNWICK 3185	\$2,800,000	22/09/2024

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: 26/02/2025 15:39



Property Type: Land
Land Size: 669 sqm approx
Agent Comments

Indicative Selling Price
 \$2,400,000 - \$2,600,000
Median House Price
 Year ending December 2024: \$1,845,000

Comparable Properties



28 Carrington Gr ST KILDA EAST 3183 (REI)

[Agent Comments](#)

4 3 2

Price: \$2,390,000
Method: Private Sale
Date: 19/12/2024
Property Type: House



1 Langdon Rd CAULFIELD NORTH 3161 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$2,520,000
Method: Auction Sale
Date: 06/10/2024
Property Type: House (Res)
Land Size: 630 sqm approx



36 Downshire Rd ELSTERNWICK 3185 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$2,800,000
Method: Auction Sale
Date: 22/09/2024
Property Type: House (Res)
Land Size: 670 sqm approx

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