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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	n \$2,400,000		&		\$2,600,0	00		
Median sale p	rice							
Median price	\$1,845,000	Pro	operty Type	Hous	se		Suburb	Elsternwick
Period - From	01/01/2024	to	31/12/2024		So	urce	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



BigginScott





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

Mr 1	28 Carrington Gr ST KILDA EAST 3183 (REI)	Agent Comments	
	Price: \$2,390,000 Method: Private Sale Date: 19/12/2024 Property Type: House		
the and the second s	1 Langdon Rd CAULFIELD NORTH 3161 (REI/VG)	Agent Comments	
AV. MARKE	1 3 1 2 2 2	Ŭ	
	Price: \$2,520,000		
and the second s	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)		
and the second states and the	Land Size: 670 sqm approx		

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



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