

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

3/10-12 Shoobra Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,341,250

Property Type Townhouse

Suburb Elsternwick

Period - From 11/06/2024

to

10/06/2025

Source Property Data

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	2/46 Clarence St ELSTERNWICK 3185	\$1,280,000	24/05/2025
2	1/179-181 Bambra Rd CAULFIELD SOUTH 3162	\$1,370,000	08/05/2025
3	2/12 Parkside St ELSTERNWICK 3185	\$1,350,000	22/02/2025

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:

11/06/2025 17:06



3 2 2

Rooms: 5
Property Type:
Land Size: 167 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median Townhouse Price
11/06/2024 - 10/06/2025: \$1,341,250

Comparable Properties



2/46 Clarence St ELSTERNWICK 3185 (REI)

Agent Comments

3 2 2

Price: \$1,280,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)



1/179-181 Bambra Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 2

Price: \$1,370,000
Method: Sold Before Auction
Date: 08/05/2025
Property Type: Townhouse (Res)
Land Size: 199 sqm approx



2/12 Parkside St ELSTERNWICK 3185 (REI)

Agent Comments

3 2 2

Price: \$1,350,000
Method: Private Sale
Date: 22/02/2025
Property Type: Townhouse (Single)