

# 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

2/44 Parnell 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)

Range between \$1,225,000

&

\$1,345,000

### Median sale price

Median price \$1,350,000

Property Type Townhouse

Suburb Elsternwick

Period - From 28/01/2025

to 27/01/2026

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	102/7 Cowra St BRIGHTON 3186	\$1,300,000	22/11/2025
2	2b Keeron St CAULFIELD SOUTH 3162	\$1,295,000	19/11/2025
3	5/446 Kooyong Rd CAULFIELD SOUTH 3162	\$1,250,000	13/11/2025

**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:

28/01/2026 17:55



 3
  2
  2

**Property Type:** Town residence

Agent Comments

**Indicative Selling Price**

\$1,225,000 - \$1,345,000

**Median Townhouse Price**

28/01/2025 - 27/01/2026: \$1,350,000

## Comparable Properties



**102/7 Cowra St BRIGHTON 3186 (REI)**

Agent Comments

 3
  2
  2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 22/11/2025

**Property Type:** Unit



**2b Keeron St CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

 3
  2
  2

**Price:** \$1,295,000

**Method:** Private Sale

**Date:** 19/11/2025

**Property Type:** House



**5/446 Kooyong Rd CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

 3
  3
  2

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 13/11/2025

**Property Type:** Townhouse (Single)

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