

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

Range between \$1,275,000 & \$1,400,000

Median sale price

Median price	\$1,960,000	Property Type	House	Suburb	Elsternwick
Period - From	01/10/2024	to	30/09/2025	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	18/3 Landcox St BRIGHTON EAST 3187	\$1,350,000	25/11/2025
2	3/10-12 Shoobra Rd ELSTERNWICK 3185	\$1,373,000	08/09/2025
3	104a Cochrane St BRIGHTON 3186	\$1,340,000	21/06/2025

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:

03/12/2025 12:41



Property Type: Town residence

Land Size: 162 sqm approx

Agent Comments

Indicative Selling Price

\$1,275,000 - \$1,400,000

Median House Price

Year ending September 2025: \$1,960,000

Comparable Properties



18/3 Landcox St BRIGHTON EAST 3187 (REI)



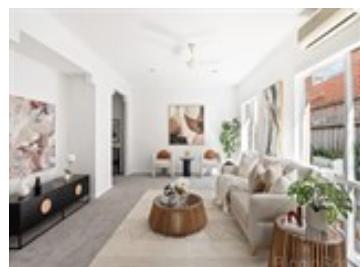
Price: \$1,350,000

Method: Sold Before Auction

Date: 25/11/2025

Property Type: Townhouse (Single)

Agent Comments



3/10-12 Shoobra Rd ELSTERNWICK 3185 (REI)



Price: \$1,373,000

Method: Sold Before Auction

Date: 08/09/2025

Property Type: Townhouse (Res)

Agent Comments



104a Cochrane St BRIGHTON 3186 (REI/VG)



Price: \$1,340,000

Method: Auction Sale

Date: 21/06/2025

Property Type: Townhouse (Res)

Land Size: 226 sqm approx

Agent Comments

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