

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

3/41 Clarence Street, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$350,000

&

\$385,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Elsternwick

Period - From

01/10/2025

to

31/12/2025

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	8/156 Bambra Rd CAULFIELD 3162	\$375,000	04/02/2026
2	17/37 Nepean Hwy ELSTERNWICK 3185	\$375,000	18/11/2025
3	12/559 Glen Huntly Rd ELSTERNWICK 3185	\$358,000	29/09/2025

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:

03/03/2026 18:05



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

December quarter 2025: \$680,000

Comparable Properties



8/156 Bambra Rd CAULFIELD 3162 (REI)

Agent Comments

1 1 1

Price: \$375,000

Method: Private Sale

Date: 04/02/2026

Property Type: Apartment



17/37 Nepean Hwy ELSTERNWICK 3185 (VG)

Agent Comments

1 - -

Price: \$375,000

Method: Sale

Date: 18/11/2025

Property Type: Strata Unit/Flat



12/559 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

1 1 1

Price: \$358,000

Method: Private Sale

Date: 29/09/2025

Property Type: Apartment

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

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