

# 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

3a 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 \$2,700,000 & \$2,970,000

### Median sale price

Median price \$2,300,000 Property Type House 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	43 Oswald St ELSTERNWICK 3185	\$2,800,000	19/12/2025
2	34 College St ELSTERNWICK 3185	\$2,730,000	13/12/2025
3	7 Ellington St CAULFIELD SOUTH 3162	\$2,610,000	26/11/2025

**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:

26/03/2026 14:54

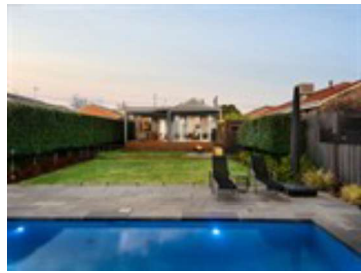


5 2 4

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 697 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,700,000 - \$2,970,000  
**Median House Price**  
December quarter 2025: \$2,300,000

## Comparable Properties



**43 Oswald St ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$2,800,000  
**Method:** Private Sale  
**Date:** 19/12/2025  
**Property Type:** House  
**Land Size:** 785 sqm approx



**34 College St ELSTERNWICK 3185 (REI)**

**Agent Comments**

4 2 3

**Price:** \$2,730,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** House (Res)  
**Land Size:** 929 sqm approx



**7 Ellington St CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**

5 2 2

**Price:** \$2,610,000  
**Method:** Private Sale  
**Date:** 26/11/2025  
**Property Type:** House (Res)  
**Land Size:** 758 sqm approx

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