

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 Shoobra Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$4,000,000 & \$4,400,000

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	41 Murphy St BRIGHTON 3186	\$4,370,000	28/02/2026
2	57 St Georges Rd ELSTERNWICK 3185	\$4,010,000	06/12/2025
3	3 Bertram St ELSTERNWICK 3185	\$4,400,000	02/12/2025

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:

07/04/2026 11:40



 3
  1
  2

Rooms: 6
Property Type: House
Land Size: 735 sqm approx
 Agent Comments

Indicative Selling Price
 \$4,000,000 - \$4,400,000
Median House Price
 December quarter 2025: \$2,300,000

Comparable Properties



41 Murphy St BRIGHTON 3186 (REI)

Agent Comments

 4
  3
  1

Price: \$4,370,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 607 sqm approx



57 St Georges Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$4,010,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 582 sqm approx



3 Bertram St ELSTERNWICK 3185 (REI/VG)

Agent Comments

 5
  4
  -

Price: \$4,400,000
Method: Expression of Interest
Date: 02/12/2025
Property Type: House
Land Size: 511 sqm approx

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



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