

# 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 4 Brentani Avenue, 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 \$2,600,000 & \$2,860,000

### Median sale price

Median price \$2,126,000 Property Type House Suburb Elsternwick

Period - From 01/04/2025 to 31/03/2026 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	6 Curral Rd ELSTERNWICK 3185	\$2,701,000	28/03/2026
2	43 Oswald St ELSTERNWICK 3185	\$2,800,000	19/12/2025
3	16 Brentani Av ELSTERNWICK 3185	\$2,825,000	11/12/2025

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: 02/06/2026 17:44



4 3 3

**Property Type:** House  
**Land Size:** 625 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,600,000 - \$2,860,000  
**Median House Price**  
Year ending March 2026: \$2,126,000

## Comparable Properties

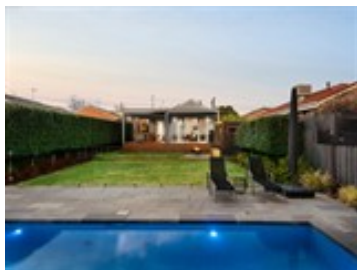


**6 Curral Rd ELSTERNWICK 3185 (REI/VG)**

[Agent Comments](#)

4 2 -

**Price:** \$2,701,000  
**Method:** Auction Sale  
**Date:** 28/03/2026  
**Property Type:** House



**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



**16 Brentani Av ELSTERNWICK 3185 (REI/VG)**

[Agent Comments](#)

4 3 2

**Price:** \$2,825,000  
**Method:** Sold Before Auction  
**Date:** 11/12/2025  
**Property Type:** House (Res)  
**Land Size:** 625 sqm approx