

# 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

1 Main 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 \$1,350,000 & \$1,400,000

### Median sale price

Median price \$1,880,000 Property Type House Suburb Elsternwick

Period - From 01/01/2026 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	37 Brunning St BALACLAVA 3183	\$1,400,000	07/04/2026
2	22 Masters St CAULFIELD 3162	\$1,350,000	31/03/2026
3	2 Wilgah St ST KILDA EAST 3183	\$1,410,000	27/02/2026

**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:

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**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 245 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,350,000 - \$1,400,000  
**Median House Price**  
 March quarter 2026: \$1,880,000

## Comparable Properties



**37 Brunning St BALACLAVA 3183 (REI)**

Agent Comments



**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 07/04/2026  
**Property Type:** House  
**Land Size:** 205 sqm approx



**22 Masters St CAULFIELD 3162 (REI/VG)**

Agent Comments



**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 31/03/2026  
**Property Type:** House  
**Land Size:** 260 sqm approx



**2 Wilgah St ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$1,410,000  
**Method:** Sold Before Auction  
**Date:** 27/02/2026  
**Property Type:** House (Res)  
**Land Size:** 283 sqm approx

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