

# 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 42 St Georges Road, 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 \$2,400,000 & \$2,640,000

### 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	7 Ellington St CAULFIELD SOUTH 3162	\$2,610,000	26/11/2025
2	39 Murray St ELSTERNWICK 3185	\$2,480,000	09/11/2025
3	65a Shoobra Rd ELSTERNWICK 3185	\$2,550,000	11/10/2025

**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: 18/02/2026 17:50



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**Rooms:** 10  
**Property Type:** Two Houses On One Title  
**Land Size:** 634 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,400,000 - \$2,640,000  
**Median House Price**  
 December quarter 2025: \$2,300,000

## Comparable Properties



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



39 Murray St ELSTERNWICK 3185 (REI)

Agent Comments

2 1 3

**Price:** \$2,480,000  
**Method:** Auction Sale  
**Date:** 09/11/2025  
**Property Type:** House  
**Land Size:** 662 sqm approx



65a Shoobra Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

5 2 5

**Price:** \$2,550,000  
**Method:** Auction Sale  
**Date:** 11/10/2025  
**Property Type:** House  
**Land Size:** 684 sqm approx