

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 3/44 Parnell Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,325,000 & \$1,450,000

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	18a Louise St BRIGHTON EAST 3187	\$1,395,000	21/12/2025
2	18/3 Landcox St BRIGHTON EAST 3187	\$1,350,000	25/11/2025
3	3/10-12 Shoobra Rd ELSTERNWICK 3185	\$1,373,000	08/09/2025

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: 17/02/2026 17:21



3 bedrooms 2 bathrooms 2 cars

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,325,000 - \$1,450,000

Median House Price

December quarter 2025: \$2,300,000

Comparable Properties



18a Louise St BRIGHTON EAST 3187 (REI)

Agent Comments

3 bedrooms 2 bathrooms 2 cars

Price: \$1,395,000

Method: Private Sale

Date: 21/12/2025

Property Type: Townhouse (Res)



18/3 Landcox St BRIGHTON EAST 3187 (REI)

Agent Comments

3 bedrooms 2 bathrooms 2 cars

Price: \$1,350,000

Method: Sold Before Auction

Date: 25/11/2025

Property Type: Townhouse (Single)



3/10-12 Shoobra Rd ELSTERNWICK 3185 (REI)

Agent Comments

3 bedrooms 2 bathrooms 2 cars

Price: \$1,373,000

Method: Sold Before Auction

Date: 08/09/2025

Property Type: Townhouse (Res)

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



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