

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

20/41 Nepean Highway, Elsternwick Vic 3185

Indicative selling price

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

Single price

\$440,000

Median sale price

Median price

\$680,000

Property Type

Unit

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 | 210/17 Gordon St ELSTERNWICK 3185 | \$440,000 | 28/01/2026 |
| 2 | 12/16-20 Warleigh Gr BRIGHTON 3186 | \$440,000 | 23/10/2025 |
| 3 | 35/6-8 Glen Eira Rd RIPPONLEA 3185 | \$437,000 | 18/10/2025 |

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:

09/02/2026 16:47



 1  1  1

Property Type: Apartment
Land Size: 53 sqm approx
Agent Comments

Indicative Selling Price
\$440,000
Median Unit Price
December quarter 2025: \$680,000

Comparable Properties



210/17 Gordon St ELSTERNWICK 3185 (REI)

[Agent Comments](#)

 1  1  1

Price: \$440,000
Method: Private Sale
Date: 28/01/2026
Property Type: Apartment



12/16-20 Warleigh Gr BRIGHTON 3186 (REI)

[Agent Comments](#)

 1  1  1

Price: \$440,000
Method: Private Sale
Date: 23/10/2025
Property Type: Apartment



35/6-8 Glen Eira Rd RIPPONLEA 3185 (REI)

[Agent Comments](#)

 2  1  1

Price: \$437,000
Method: Private Sale
Date: 18/10/2025
Property Type: Apartment

Account - Slater & Levin



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