

# 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 Grafton 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 \$2,500,000 & \$2,750,000

### 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	16 Brentani Av ELSTERNWICK 3185	\$2,825,000	11/12/2025
2	36 St Georges Rd ELSTERNWICK 3185	\$2,900,000	19/11/2025
3	4 Westley Av BRIGHTON 3186	\$2,725,000	05/09/2025

**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:

02/03/2026 12:52



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

December quarter 2025: \$2,300,000

## Comparable Properties



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



36 St Georges Rd ELSTERNWICK 3185 (REI)

Agent Comments

 4  3  2

Price: \$2,900,000

Method: Private Sale

Date: 19/11/2025

Property Type: House



4 Westley Av BRIGHTON 3186 (REI/VG)

Agent Comments

 4  2  3

Price: \$2,725,000

Method: Private Sale

Date: 05/09/2025

Property Type: House

Land Size: 604 sqm approx

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



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