

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

15 Prentice Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$2,275,000

&

\$2,500,000

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	20 Hartington St ELSTERNWICK 3185	\$2,400,000	29/01/2026
2	141 Cole St BRIGHTON 3186	\$2,400,000	29/11/2025
3	159 Glen Eira Rd ST KILDA EAST 3183	\$2,320,000	24/09/2025

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:

04/03/2026 17:24



 4
  2
  1

Property Type: House

Agent Comments

Indicative Selling Price

\$2,275,000 - \$2,500,000

Median House Price

December quarter 2025: \$2,300,000

Comparable Properties



20 Hartington St ELSTERNWICK 3185 (REI)

Agent Comments

 4
  2
  2

Price: \$2,400,000

Method: Private Sale

Date: 29/01/2026

Property Type: House



141 Cole St BRIGHTON 3186 (REI/VG)

Agent Comments

 4
  2
  1

Price: \$2,400,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 371 sqm approx



159 Glen Eira Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

 4
  2
  1

Price: \$2,320,000

Method: Private Sale

Date: 24/09/2025

Property Type: House (Res)

Land Size: 575 sqm approx