

# 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

28 Shoobra 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 \$1,900,000 & \$2,090,000

### Median sale price

Median price \$1,880,000 Property Type House Suburb Elsternwick

Period - From 01/01/2026 to 31/03/2026 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	132 Murray St CAULFIELD 3162	\$2,000,000	27/03/2026
2	33 Bridge St BRIGHTON 3186	\$2,010,000	28/02/2026
3	44 Prahran Gr ELSTERNWICK 3185	\$1,925,000	19/01/2026

**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:

15/04/2026 11:23

28 Shoobra Road, Elsternwick Vic 3185



**Rooms:** 8  
**Property Type:** House  
**Land Size:** 547.2 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,900,000 - \$2,090,000  
**Median House Price**  
March quarter 2026: \$1,880,000

## Comparable Properties



**132 Murray St CAULFIELD 3162 (REI)**

**Agent Comments**



**Price:** \$2,000,000  
**Method:** Sold Before Auction  
**Date:** 27/03/2026  
**Property Type:** House (Res)  
**Land Size:** 793 sqm approx



**33 Bridge St BRIGHTON 3186 (REI)**

**Agent Comments**



**Price:** \$2,010,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 532 sqm approx



**44 Prahran Gr ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**



**Price:** \$1,925,000  
**Method:** Private Sale  
**Date:** 19/01/2026  
**Property Type:** House  
**Land Size:** 545 sqm approx

**Account - Gary Peer & Associates** | P: 03 95631666 | F: 03 95631369



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