

# 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

52 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

\$3,400,000

&

\$3,700,000

### Median sale price

Median price

\$1,879,750

Property Type

House

Suburb

Elsternwick

Period - From

21/07/2024

to

20/01/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
25 Allison Road Elsternwick VIC 3185	\$3,310,000	11/11/2024
61 Murray Street Caulfield VIC 3162	\$3,475,000	13/01/2025
5 Vaucluse Street Brighton VIC 3186	\$3,670,000	05/12/2024

This Statement of Information was prepared on:

21/01/2025