

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

4 Brentani Avenue, Elsternwick Vic 3185

Indicative selling price

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

Single price

\$2,949,000

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	22 Shoobra Rd ELSTERNWICK 3185	\$3,110,000	31/05/2026
2	67 Orrong Rd ELSTERNWICK 3185	\$2,975,000	20/05/2026
3	4 Clonard Av ELSTERNWICK 3185	\$3,360,000	26/03/2026

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:

27/06/2026 15:37



4 3 3

Property Type: House
Land Size: 625 sqm approx
Agent Comments

Indicative Selling Price
 \$2,949,000

Median House Price
 March quarter 2026: \$1,880,000

Comparable Properties



22 Shoobra Rd ELSTERNWICK 3185 (REI)

Agent Comments

5 4 2

Price: \$3,110,000
Method: Auction Sale
Date: 31/05/2026
Property Type: House (Res)
Land Size: 669 sqm approx



67 Orrong Rd ELSTERNWICK 3185 (REI)

Agent Comments

5 3 2

Price: \$2,975,000
Method: Private Sale
Date: 20/05/2026
Property Type: House
Land Size: 604 sqm approx



4 Clonard Av ELSTERNWICK 3185 (REI/VG)

Agent Comments

4 2 4

Price: \$3,360,000
Method: Private Sale
Date: 26/03/2026
Property Type: House
Land Size: 627 sqm approx

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