

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

6/34-44 Regent Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,375,000

&

\$1,475,000

Median sale price

Median price \$2,126,000

Property Type House

Suburb Elsternwick

Period - From 01/07/2025

to

30/06/2026

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	87 Grosvenor St BALACLAVA 3183	\$1,455,000	04/06/2026
2	37B Shoobra Rd ELSTERNWICK 3185	\$1,500,000	15/05/2026
3	3/111 Murray St CAULFIELD 3162	\$1,550,000	28/03/2026

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:

06/07/2026 15:41



 3  2.5  2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



87 Grosvenor St BALACLAVA 3183 (REI)

Agent Comments

 3  2  1

Price: \$1,455,000

Method: Sold Before Auction

Date: 04/06/2026

Property Type: House (Res)



37B Shooobra Rd ELSTERNWICK 3185 (REI)

Agent Comments

 3  2  1

Price: \$1,500,000

Method: Sold Before Auction

Date: 15/05/2026

Property Type: Townhouse (Res)



3/111 Murray St CAULFIELD 3162 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,550,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)