

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

22 Shoobra Road, Elsternwick VIC 3185

Indicative selling price

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

Range between

\$2,800,000

&

\$3,000,000

Median sale price

Median price

\$2,110,000

Property Type

House

Suburb

Elsternwick

Period - From

27/09/2025

to

26/03/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
43 Oswald St, Elsternwick Vic	\$2,800,000	19/12/2025
16 Brentani Av, ELSTERNWICK Vic	\$2,825,000	11/12/2025
36 St Georges Rd, Elsternwick Vic	\$2,900,000	19/11/2025

This Statement of Information was prepared on:

27/03/2026