

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

1 Long Street, Elsternwick Vic 3185

Indicative selling price

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

Single price \$3,195,000

Median sale price

Median price \$2,126,000

Property Type House

Suburb Elsternwick

Period - From 01/04/2025

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 | 33 Almond St CAULFIELD SOUTH 3162 | \$3,000,000 | 11/04/2026 |
| 2 | 4 Clonard Av ELSTERNWICK 3185 | \$3,360,000 | 26/03/2026 |
| 3 | 251a Glen Eira Rd CAULFIELD NORTH 3161 | \$3,100,000 | 24/02/2026 |

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:

30/05/2026 13:46



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$3,195,000

Median House Price

Year ending March 2026: \$2,126,000

Comparable Properties



33 Almond St CAULFIELD SOUTH 3162 (REI)

Agent Comments

5 3 2

Price: \$3,000,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)



4 Clonard Av ELSTERNWICK 3185 (REI)

Agent Comments

4 2 4

Price: \$3,360,000

Method: Private Sale

Date: 26/03/2026

Property Type: House

Land Size: 627 sqm approx



251a Glen Eira Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

6 4 2

Price: \$3,100,000

Method: Sold Before Auction

Date: 24/02/2026

Property Type: House (Res)

Land Size: 660 sqm approx

Account - Marshall White | P: 03 9822 9999