

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

14 Prentice Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,750,000

&

\$1,900,000

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	1/15 Carinya Cr CAULFIELD NORTH 3161	\$1,750,000	26/03/2026
2	14 Edinburgh Av CAULFIELD 3162	\$1,810,000	22/03/2026
3	55 Ludbrook Av CAULFIELD SOUTH 3162	\$1,865,000	17/03/2026

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:

26/05/2026 09:44



 3  2  1

Rooms: 7
Property Type: House
Land Size: 346 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,750,000 - \$1,900,000
Median House Price
 Year ending March 2026: \$2,126,000

Comparable Properties



1/15 Carinya Cr CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,750,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: Villa
Land Size: 373 sqm approx



14 Edinburgh Av CAULFIELD 3162 (REI)

Agent Comments

 3  1  2

Price: \$1,810,000
Method: Private Sale
Date: 22/03/2026
Property Type: House
Land Size: 590 sqm approx



55 Ludbrook Av CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,865,000
Method: Sold Before Auction
Date: 17/03/2026
Property Type: House (Res)
Land Size: 689 sqm approx

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