

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

26a Shoobra Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$2,300,000

&

\$2,530,000

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	1/2 Vautier St ELWOOD 3184	\$2,485,000	11/05/2026
2	26b Hoddle St ELSTERNWICK 3185	\$2,500,000	20/02/2026
3			

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:

18/05/2026 17:14



Property Type:
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,530,000
Median House Price
March quarter 2026: \$1,880,000

Comparable Properties



1/2 Vautier St ELWOOD 3184 (REI)

Agent Comments



Price: \$2,485,000
Method: Sold Before Auction
Date: 11/05/2026
Property Type: Townhouse (Single)



26b Hoddle St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$2,500,000
Method: Sold Before Auction
Date: 20/02/2026
Property Type: Townhouse (Res)
Land Size: 261 sqm approx

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.