

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

3/33 Nepean Highway, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$880,000

&

\$965,000

Median sale price

Median price

\$2,125,500

Property Type

House

Suburb

Elsternwick

Period - From

15/06/2025

to

14/06/2026

Source

Property Data

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	707/241 Glen Huntly Rd ELSTERNWICK 3185	\$880,000	17/01/2026
2	5/29 The Avenue BALACLAVA 3183	\$950,000	02/01/2026
3	807/241 Glen Huntly Rd ELSTERNWICK 3185	\$899,000	16/12/2025

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:

15/06/2026 09:38