

# 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 312/138 Glen Eira Road, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$640,000

### Median sale price

Median price \$624,000

Property Type Unit

Suburb Elsternwick

Period - From 01/04/2023

to 31/03/2024

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	202/138 Glen Eira Rd ELSTERNWICK 3185	\$691,500	01/02/2024
2	806/18 Mccombie St ELSTERNWICK 3185	\$660,000	25/04/2024
3	118/138 Glen Eira Rd ELSTERNWICK 3185	\$635,000	27/12/2023

**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:

13/06/2024 09:53



Property Type:  
Agent Comments

Indicative Selling Price  
\$640,000  
Median Unit Price  
Year ending March 2024: \$624,000

## Comparable Properties



202/138 Glen Eira Rd ELSTERNWICK 3185  
(REI/VG)

Agent Comments



Price: \$691,500  
Method: Private Sale  
Date: 01/02/2024  
Property Type: Apartment



806/18 Mccombie St ELSTERNWICK 3185  
(REI/VG)

Agent Comments



Price: \$660,000  
Method: Sold Before Auction  
Date: 25/04/2024  
Property Type: Unit



118/138 Glen Eira Rd ELSTERNWICK 3185  
(REI/VG)

Agent Comments



Price: \$635,000  
Method: Private Sale  
Date: 27/12/2023  
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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