

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

3/52-54 Orrong Road, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$750,000

&

\$810,000

Median sale price

Median price

\$659,440

Property Type

Unit

Suburb

Elsternwick

Period - From

01/07/2024

to

30/06/2025

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	5/14 Enfield Rd BRIGHTON 3186	\$750,000	04/08/2025
2	1/28 Parkside St ELSTERNWICK 3185	\$799,000	04/07/2025
3	1/26 Prahran Gr ELSTERNWICK 3185	\$775,000	22/05/2025

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:

01/09/2025 15:50



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$750,000 - \$810,000

Median Unit Price

Year ending June 2025: \$659,440

Comparable Properties



5/14 Enfield Rd BRIGHTON 3186 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 04/08/2025
Property Type: Unit



1/28 Parkside St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$799,000
Method: Private Sale
Date: 04/07/2025
Property Type: Unit



1/26 Prahran Gr ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 22/05/2025
Property Type: Villa
Land Size: 174 sqm approx

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