

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

7/399 Kooyong Road, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$330,000

&

\$360,000

Median sale price

Median price

\$713,750

Property Type

Unit

Suburb

Elsternwick

Period - From

28/11/2024

to

27/11/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	10/481 Kooyong Rd ELSTERNWICK 3185	\$332,250	30/09/2025
2	12/559 Glen Huntly Rd ELSTERNWICK 3185	\$358,000	29/09/2025
3	19/49 Clarence St ELSTERNWICK 3185	\$350,000	04/08/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

28/11/2025 12:03

7/399 Kooyong Road, Elsternwick Vic 3185

ATRIA
REAL ESTATE

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Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

28/11/2024 - 27/11/2025: \$713,750



1 1 1

Property Type: Apartment

Agent Comments

First floor, renovated

Comparable Properties



10/481 Kooyong Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

1 1 1

Price: \$332,250

Method: Sold Before Auction

Date: 30/09/2025

Property Type: Apartment



12/559 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

1 1 1

Price: \$358,000

Method: Private Sale

Date: 29/09/2025

Property Type: Apartment



19/49 Clarence St ELSTERNWICK 3185 (REI/VG)

Agent Comments

1 1 1

Price: \$350,000

Method: Private Sale

Date: 04/08/2025

Property Type: Apartment

Account - Atria Real Estate



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