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	7/399 Kooyong Road, Elsternwick Vic 3185
Including suburb or	
locality and postcode	

Indicative selling price

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

Trainge between \$600,000	Range between	\$330,000	&	\$360,000
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Median sale price

Median price	\$713,750	Pro	perty Type	Jnit]	Suburb	Elsternwick
Period - From	28/11/2024	to	27/11/2025	So	ource	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

Add	dress 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 comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 28/11/2	025 12:03
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Simone Chin 03 8680 9461 0403 857 266

\$330,000 - \$360,000 **Median Unit Price** 28/11/2024 - 27/11/2025: \$713,750

simone@atriarealestate.com.au **Indicative Selling Price**



Property Type: Apartment **Agent Comments** First floor, renovated

Comparable Properties



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

Price: \$332,250

Method: Sold Before Auction

Date: 30/09/2025

Property Type: Apartment

Agent Comments



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





Agent Comments

Price: \$358,000 Method: Private Sale Date: 29/09/2025

Property Type: Apartment



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

Price: \$350,000 Method: Private Sale Date: 04/08/2025

Property Type: Apartment

Agent Comments

Account - Atria Real Estate



