

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

312/5-7 Nepean Highway, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$530,000

&

\$583,000

Median sale price

Median price

\$685,000

Property Type

Unit

Suburb

Elsternwick

Period - From

24/07/2024

to

23/07/2025

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	10/75 Hotham St BALACLAVA 3183	\$545,000	17/04/2025
2	2/445 St Kilda St ELWOOD 3184	\$571,500	12/04/2025
3	206/12-14 Dickens St ELWOOD 3184	\$555,000	26/03/2025

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:

24/07/2025 16:37

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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$530,000 - \$583,000
Median Unit Price
24/07/2024 - 23/07/2025: \$685,000

Comparable Properties



10/75 Hotham St BALACLAVA 3183 (REI/VG)

[Agent Comments](#)

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Price: \$545,000
Method: Private Sale
Date: 17/04/2025
Property Type: Apartment



2/445 St Kilda St ELWOOD 3184 (REI/VG)

[Agent Comments](#)

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Price: \$571,500
Method: Private Sale
Date: 12/04/2025
Property Type: Unit



206/12-14 Dickens St ELWOOD 3184 (REI)

[Agent Comments](#)

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Price: \$555,000
Method: Private Sale
Date: 26/03/2025
Property Type: Apartment