

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 \$485,000 & \$530,000

Median sale price

Median price \$721,500 Property Type Unit Suburb Elsternwick

Period - From 01/01/2026 to 31/03/2026 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 | 10/1-3 Duke St CAULFIELD SOUTH 3162 | \$510,000 | 06/05/2026 |
| 2 | 206/18 Mccombie St ELSTERNWICK 3185 | \$530,000 | 30/04/2026 |
| 3 | 13/193 Brighton Rd ELWOOD 3184 | \$530,000 | 28/04/2026 |

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: 29/06/2026 16:14



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

Indicative Selling Price
\$485,000 - \$530,000
Median Unit Price
March quarter 2026: \$721,500

Comparable Properties



10/1-3 Duke St CAULFIELD SOUTH 3162 (REI)

[Agent Comments](#)



Price: \$510,000
Method: Private Sale
Date: 06/05/2026
Property Type: Apartment



206/18 Mccombie St ELSTERNWICK 3185 (REI)

[Agent Comments](#)



Price: \$530,000
Method: Private Sale
Date: 30/04/2026
Property Type: Apartment



13/193 Brighton Rd ELWOOD 3184 (REI/VG)

[Agent Comments](#)



Price: \$530,000
Method: Private Sale
Date: 28/04/2026
Property Type: Apartment