

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 67 Orrong Road, Elsternwick Vic 3185

Indicative selling price

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

Single price \$3,185,000

Median sale price

Median price \$2,126,000

Property Type House

Suburb Elsternwick

Period - From 01/04/2025

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	251a Glen Eira Rd CAULFIELD NORTH 3161	\$3,100,000	24/02/2026
2	6a Gordon Av ELWOOD 3184	\$3,131,000	12/02/2026
3	104 Martin St BRIGHTON 3186	\$3,060,000	10/02/2026

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:

02/05/2026 15:57



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Property Type: House
Land Size: 604 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,185,000

Median House Price
 Year ending March 2026: \$2,126,000

Comparable Properties



251a Glen Eira Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

 6
  4
  2

Price: \$3,100,000
Method: Sold Before Auction
Date: 24/02/2026
Property Type: House (Res)
Land Size: 660 sqm approx



6a Gordon Av ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$3,131,000
Method: Private Sale
Date: 12/02/2026
Property Type: Townhouse (Single)
Land Size: 229 sqm approx



104 Martin St BRIGHTON 3186 (REI)

Agent Comments

 4
  2
  1

Price: \$3,060,000
Method: Private Sale
Date: 10/02/2026
Property Type: House (Res)

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



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