

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

102a Orrong Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

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	1/239 Kooyong Rd ELSTERNWICK 3185	\$2,100,000	16/03/2026
2	1b Lynedoch Av ST KILDA EAST 3183	\$2,100,000	14/12/2025
3	353a Glen Eira Rd CAULFIELD NORTH 3161	\$1,950,000	14/12/2025

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:

23/04/2026 15:54



 4
  2
  2

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 406 sqm approx

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

Year ending March 2026: \$2,126,000

Comparable Properties

1/239 Kooyong Rd ELSTERNWICK 3185 (VG)

Agent Comments

 3
  -
  -

Price: \$2,100,000

Method: Sale

Date: 16/03/2026

Property Type: Strata Unit/Flat



1b Lynedoch Av ST KILDA EAST 3183 (REI/VG)

Agent Comments

 4
  3
  3

Price: \$2,100,000

Method: Private Sale

Date: 14/12/2025

Property Type: House



353a Glen Eira Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 4
  2
  4

Price: \$1,950,000

Method: Private Sale

Date: 14/12/2025

Property Type: Townhouse (Single)

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



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