

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

4/52-54 Orrong Road, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$760,000

&

\$835,000

Median sale price

Median price

\$712,250

Property Type

Unit

Suburb

Elsternwick

Period - From

01/07/2025

to

30/06/2026

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.

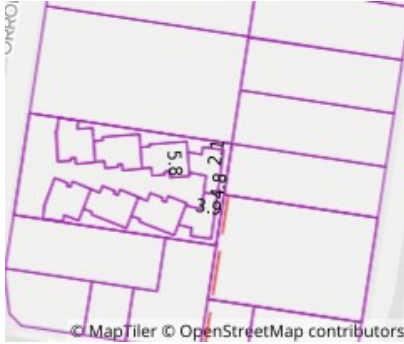
	Address of comparable property	Price	Date of sale
1	7/36 Parnell St ELSTERNWICK 3185	\$830,000	30/05/2026
2	3/70 Glen Huntly Rd ELWOOD 3184	\$800,000	15/05/2026
3	3/23 Pine Av ELWOOD 3184	\$833,000	16/03/2026

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:

25/08/2026 16:02



2
 1
 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$760,000 - \$835,000

Median Unit Price

Year ending June 2026: \$712,250

Comparable Properties



7/36 Parnell St ELSTERNWICK 3185 (REI/VG)

Agent Comments

2
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 1

Price: \$830,000

Method: Auction Sale

Date: 30/05/2026

Property Type: Villa



3/70 Glen Huntly Rd ELWOOD 3184 (VG)

Agent Comments

2
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Price: \$800,000

Method: Sale

Date: 15/05/2026

Property Type: Subdivided Flat - Single OYO Flat



3/23 Pine Av ELWOOD 3184 (REI/VG)

Agent Comments

2
 1
 1

Price: \$833,000

Method: Private Sale

Date: 16/03/2026

Property Type: Apartment

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