

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

12/76 Orrong Road, Elsternwick Vic 3185

Indicative selling price

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

Single price

\$690,000

Median sale price

Median price

\$681,750

Property Type

Unit

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	4/145 Glen Huntly Rd ELWOOD 3184	\$670,000	27/04/2026
2	3/2 Erindale Av RIPPONLEA 3185	\$685,000	04/03/2026
3	7/530 Glen Huntly Rd ELSTERNWICK 3185	\$660,000	13/12/2025

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:

28/05/2026 18:46



 2  1  1

Rooms: 3
Property Type: Flat
Agent Comments

Indicative Selling Price
\$690,000

Median Unit Price
Year ending March 2026: \$681,750

Comparable Properties



4/145 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments

 3  1  1

Price: \$670,000
Method: Private Sale
Date: 27/04/2026
Property Type: Apartment



3/2 Erindale Av RIPPONLEA 3185 (REI/VG)

Agent Comments

 2  1  1

Price: \$685,000
Method: Sold Before Auction
Date: 04/03/2026
Property Type: Apartment



7/530 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

 2  1  1

Price: \$660,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Apartment

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