

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

120/138 Glen Eira Road, Elsternwick VIC 3185

Indicative selling price

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

Range between

\$630,000

&

\$690,000

Median sale price

Median price

\$775,000

Property Type

Unit

Suburb

Elsternwick

Period - From

02/10/2025

to

01/04/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
312/138 Glen Eira Road Elsternwick VIC 3185	\$633,000	29/11/2025
8/2 Gordon Street Elsternwick VIC 3185	\$690,000	30/10/2025
201/538 Glen Huntly Road Elsternwick VIC 3185	\$659,000	05/11/2025

This Statement of Information was prepared on:

02/04/2026