

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

142 Orrong Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$2,300,000

Property Type House

Suburb Elsternwick

Period - From 01/10/2025

to 31/12/2025

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	76 Murray St CAULFIELD 3162	\$1,530,000	28/01/2026
2	48 Brighton Rd BALACLAVA 3183	\$1,435,000	12/01/2026
3	8 Crimea St CAULFIELD NORTH 3161	\$1,375,000	09/11/2025

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:

17/03/2026 13:19

**Property Type:** House (Res)**Land Size:** 485 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2025: \$2,300,000

Comparable Properties

**76 Murray St CAULFIELD 3162 (REI/VG)**

Agent Comments

**Price:** \$1,530,000**Method:** Private Sale**Date:** 28/01/2026**Property Type:** House (Res)**Land Size:** 551 sqm approx**48 Brighton Rd BALACLAVA 3183 (REI/VG)**

Agent Comments

**Price:** \$1,435,000**Method:** Private Sale**Date:** 12/01/2026**Property Type:** House**Land Size:** 347 sqm approx**8 Crimea St CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments

**Price:** \$1,375,000**Method:** Auction Sale**Date:** 09/11/2025**Property Type:** House (Res)**Land Size:** 416 sqm approx
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