

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

20/88 Orrong Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$750,000 & \$795,000

Median sale price

Median price \$660,000

Property Type Unit

Suburb Elsternwick

Period - From 01/07/2025

to 30/06/2026

Source Property Data

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	10/88 Orrong Rd ELSTERNWICK 3185	\$740,000	02/06/2026
2	20 Bell St RIPPONLEA 3185	\$800,000	16/04/2026
3	2/38 Seymour Rd ELSTERNWICK 3185	\$780,000	22/02/2026

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:

01/07/2026 10:31



2 1 1

Property Type: Retirement Village
Individual Flat/Unit

Agent Comments

Indicative Selling Price

\$750,000 - \$795,000

Median Unit Price

01/07/2025 - 30/06/2026: \$660,000

Comparable Properties



10/88 Orrong Rd ELSTERNWICK 3185 (REI)

Agent Comments

2 1 1

Price: \$740,000

Method: Private Sale

Date: 02/06/2026

Property Type: House

Land Size: 2393 sqm approx



20 Bell St RIPPONLEA 3185 (REI)

Agent Comments

2 1 1

Price: \$800,000

Method: Sold Before Auction

Date: 16/04/2026

Property Type: Townhouse (Res)



2/38 Seymour Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

2 1 1

Price: \$780,000

Method: Auction Sale

Date: 22/02/2026

Property Type: Unit

Land Size: 1760 sqm approx

Account - Atria Real Estate