

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

204/7 NEPEAN HIGHWAY ELSTERNWICK VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 May 2025

to

30 Apr 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 6 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

206/18 MCCOMBIE STREET ELSTERNWICK VIC 3185	\$530,000	30-Apr-26
3/14 NEPEAN HIGHWAY BRIGHTON VIC 3186	\$580,000	02-Feb-26
215/138 GLEN EIRA ROAD ELSTERNWICK VIC 3185	\$645,000	07-May-26

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 6 months.~~

This Statement of Information was prepared on: 22 May 2026



**206/18 MCCOMBIE STREET
ELSTERNWICK VIC 3185**

2 1 1

Sold Price ^{RS} **\$530,000** ^{UN} Sold Date **30-Apr-26**

Distance **0.1km**



**3/14 NEPEAN HIGHWAY
BRIGHTON VIC 3186**

2 2 1

Sold Price **\$580,000** Sold Date **02-Feb-26**

Distance **0.11km**



**215/138 GLEN EIRA ROAD
ELSTERNWICK VIC 3185**

2 2 1

Sold Price ^{RS} **\$645,000** Sold Date **07-May-26**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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