

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

3/200 Glen Eira Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$775,000

&

\$825,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Elsternwick

Period - From 01/04/2026

to

30/06/2026

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	3/21 Milton St ELWOOD 3184	\$807,000	27/08/2026
2	1/34 Victoria St ELSTERNWICK 3185	\$777,500	22/07/2026
3	7/231 Glen Huntly Rd ELSTERNWICK 3185	\$850,000	12/05/2026

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:

03/09/2026 12:44



3 1 1

Property Type: Unit

Land Size: 110SQM* sqm approx

Agent Comments

Comparable Properties



3/21 Milton St ELWOOD 3184 (REI)

Agent Comments

3 1 1

Price: \$807,000

Method: Private Sale

Date: 27/08/2026

Property Type: Apartment



1/34 Victoria St ELSTERNWICK 3185 (REI)

Agent Comments

3 1 1

Price: \$777,500

Method: Private Sale

Date: 22/07/2026

Property Type: Unit



7/231 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 2 2

Price: \$850,000

Method: Private Sale

Date: 12/05/2026

Property Type: Townhouse (Single)