

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

30 Orrong Road, Elsternwick VIC 3185

Indicative selling price

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

Range between

\$1,480,000

&

\$1,580,000

Median sale price

Median price

\$2,126,000

Property Type

House

Suburb

Elsternwick

Period - From

14/01/2026

to

14/07/2026

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

- 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.

Address of comparable property	Price	Date of sale
177 Sycamore Street Caulfield South VIC 3162	\$1,510,000	19/06/2026
32 Edward St ELSTERNWICK	\$1,575,000	28/03/2026

This Statement of Information was prepared on:

15/07/2026