

# 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

5/304 Glen Eira Road, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$680,000

Property Type Unit

Suburb Elsternwick

Period - From 19/03/2025

to

18/03/2026

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.

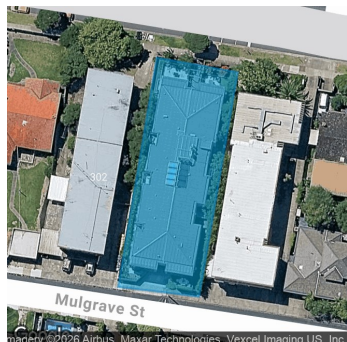
|   | Address of comparable property      | Price       | Date of sale |
|---|-------------------------------------|-------------|--------------|
| 1 | 4/23-25 Shoobra Rd ELSTERNWICK 3185 | \$1,108,500 | 07/12/2025   |
| 2 | 10/28 Prahran Gr ELSTERNWICK 3185   | \$1,004,500 | 27/11/2025   |
| 3 | 3/37 Gordon St ELSTERNWICK 3185     | \$1,095,000 | 11/10/2025   |

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:

19/03/2026 11:14



**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**4/23-25 Shoobra Rd ELSTERNWICK 3185 (REI)**

**Agent Comments**



**Price:** \$1,108,500

**Method:** Auction Sale

**Date:** 07/12/2025

**Property Type:** Villa



**10/28 Prahran Gr ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**



**Price:** \$1,004,500

**Method:** Sold Before Auction

**Date:** 27/11/2025

**Property Type:** Unit



**3/37 Gordon St ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**



**Price:** \$1,095,000

**Method:** Auction Sale

**Date:** 11/10/2025

**Property Type:** Unit

**Land Size:** 200 sqm approx