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	3/52-54 Orrong Road, Elsternwick Vic 3185

Indicative selling price

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

Range between $750,000 & $810,000

Median sale price

Median price $659,440 Property Type Unit Suburb Elsternwick

Period - From 01/07/2024 to 30/06/2025 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	5/14 Enfield Rd BRIGHTON 3186	$750,000	04/08/2025
2	1/28 Parkside St ELSTERNWICK 3185	$799,000	04/07/2025
3	1/26 Prahran Gr ELSTERNWICK 3185	$775,000	22/05/2025

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: 01/09/2025 15:50

3/52-54 Orrong Road, Elsternwick Vic 3185



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Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$750,000 - $810,000
Median Unit Price
Year ending June 2025: $659,440

Comparable Properties



5/14 Enfield Rd BRIGHTON 3186 (REI)

2 1 1

Price: $750,000
Method: Private Sale
Date: 04/08/2025
Property Type: Unit

Agent Comments



1/28 Parkside St ELSTERNWICK 3185 (REI)

2 1 1

Price: $799,000
Method: Private Sale
Date: 04/07/2025
Property Type: Unit

Agent Comments



1/26 Prahran Gr ELSTERNWICK 3185 (REI/VG)

2 1 2

Price: $775,000
Method: Private Sale
Date: 22/05/2025
Property Type: Villa
Land Size: 174 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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