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	7/302 Glen Eira Road, Elsternwick Vic 3185

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $721,500 Property Type Unit Suburb Elsternwick

Period - From 01/01/2026 to 31/03/2026 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	10/296 Inkerman St ST KILDA EAST 3183	$537,000	19/04/2026
2	7/327 Orrong Rd ST KILDA EAST 3183	$530,000	19/03/2026
3	8/199 Hotham St RIPPONLEA 3185	$560,000	12/03/2026

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: 23/04/2026 11:08

7/302 Glen Eira Road, Elsternwick Vic 3185



2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
March quarter 2026: $721,500

Comparable Properties



10/296 Inkerman St ST KILDA EAST 3183 (REI)

2 1 1

Price: $537,000
Method: Auction Sale
Date: 19/04/2026
Property Type: Apartment

Agent Comments



7/327 Orrong Rd ST KILDA EAST 3183 (REI)

2 1 1

Price: $530,000
Method: Private Sale
Date: 19/03/2026
Property Type: Apartment

Agent Comments



8/199 Hotham St RIPPONLEA 3185 (REI/VG)

2 1 1

Price: $560,000
Method: Private Sale
Date: 12/03/2026
Property Type: Apartment

Agent Comments

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289

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