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<br>Including suburb and postcode | 12/76 Orrong Road, Elsternwick Vic 3185 |

## Indicative selling price

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

Range between $640,000 & $675,000

## Median sale price

Median price $681,750 Property Type Unit Suburb Elsternwick

Period - From 01/04/2025 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 | 3/23 Trevelyan St ELSTERNWICK 3185 | $650,000 | 28/05/2026 |
| 2 | 5/18 St Georges Rd ELSTERNWICK 3185 | $680,000 | 16/04/2026 |
| 3 | 3/11 Hoddle St ELSTERNWICK 3185 | $629,000 | 17/02/2026 |

**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: 23/06/2026 11:11

# 12/76 Orrong Road, Elsternwick Vic 3185



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$640,000 - $675,000
**Median Unit Price**
Year ending March 2026: $681,750

## Comparable Properties



**3/23 Trevelyan St ELSTERNWICK 3185 (REI)**

2 2 1

**Price:** $650,000
**Method:** Private Sale
**Date:** 28/05/2026
**Property Type:** Apartment
**Land Size:** 130 sqm approx

Agent Comments



**5/18 St Georges Rd ELSTERNWICK 3185 (REI)**

2 1 1

**Price:** $680,000
**Method:** Private Sale
**Date:** 16/04/2026
**Property Type:** Apartment

Agent Comments



**3/11 Hoddle St ELSTERNWICK 3185 (VG)**

2 - -

**Price:** $629,000
**Method:** Sale
**Date:** 17/02/2026
**Property Type:** Strata Unit/Flat

Agent Comments

**Account** - Hodges | P: 03 9557 7891 | F: 03 9557 6375

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