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

Single price $1,500,000

Median sale price

Median price $2,120,000 Property Type House Suburb Elsternwick

Period - From 14/02/2026 to 13/08/2026 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
1/88 Gardenvale Road Gardenvale VIC 3185	$1,510,000	13/03/2026

This Statement of Information was prepared on: 14/08/2026