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	305/5-7 Nepean Highway, Elsternwick VIC 3185

Indicative selling price

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

Range between $690,000 & $720,000

Median sale price

Median price $745,000 Property Type Unit Suburb Elsternwick

Period - From 01/01/2025 to 30/06/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/648 Glen Huntly Road Caulfield South VIC 3162	$710,000	14/06/2025
305/26-28 Broadway Elwood VIC 3184	$740,000	12/06/2025
222/138 Glen Eira Road Elsternwick VIC 3185	$690,000	14/03/2025

This Statement of Information was prepared on: 02/07/2025