

# 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

215/138 Glen Eira Road, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$680,000 Property Type Unit Suburb Elsternwick

Period - From 01/10/2025 to 31/12/2025 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	102/2b Hertford St ST KILDA EAST 3183	\$670,000	13/02/2026
2	312/138 Glen Eira Rd ELSTERNWICK 3185	\$633,000	05/12/2025
3	105/157 Balaclava Rd CAULFIELD NORTH 3161	\$665,000	04/12/2025

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:

18/03/2026 14:19



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
December quarter 2025: \$680,000

## Comparable Properties



**102/2b Hertford St ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 13/02/2026  
**Property Type:** Apartment



**312/138 Glen Eira Rd ELSTERNWICK 3185 (REI/VG)**

Agent Comments



**Price:** \$633,000  
**Method:** Private Sale  
**Date:** 05/12/2025  
**Property Type:** Apartment



**105/157 Balaclava Rd CAULFIELD NORTH 3161 (REI/VG)** Agent Comments



**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 04/12/2025  
**Property Type:** Apartment

Account - Besser & Co EA | P: 03 9531 1000



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