

# 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 5/304 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 \$950,000 & \$990,000

### Median sale price

Median price \$1,400,000 Property Type Townhouse Suburb Elsternwick

Period - From 23/04/2025 to 22/04/2026 Source Property Data

### 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	3/88 Alexandra St ST KILDA EAST 3183	\$960,000	16/04/2026
2	4/92 Hawthorn Rd CAULFIELD NORTH 3161	\$910,000	03/03/2026
3	306/241 Glen Huntly Rd ELSTERNWICK 3185	\$970,000	14/01/2026

**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 15:46



2   2   1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**3/88 Alexandra St ST KILDA EAST 3183 (REI)**

Agent Comments

2   2   1

**Price:** \$960,000

**Method:** Sold Before Auction

**Date:** 16/04/2026

**Property Type:** Townhouse (Res)



**4/92 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments

2   2   2

**Price:** \$910,000

**Method:** Sold Before Auction

**Date:** 03/03/2026

**Property Type:** Apartment



**306/241 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$970,000

**Method:** Private Sale

**Date:** 14/01/2026

**Property Type:** Apartment