

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 3/14 Orrong Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price \$721,500 Property Type Unit Suburb Elsternwick

Period - From 01/01/2026 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	5/22 Pine Av ELWOOD 3184	\$825,000	21/03/2026
2	3/12 Maryville St RIPPONLEA 3185	\$750,000	12/02/2026
3	6/20 Prahran Gr ELSTERNWICK 3185	\$812,000	17/10/2025

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: 13/04/2026 14:09



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Rooms: 5
Property Type: Apartment
Land Size: 1299 sqm approx
 Agent Comments

Indicative Selling Price
 \$780,000 - \$820,000
Median Unit Price
 March quarter 2026: \$721,500

Comparable Properties



5/22 Pine Av ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$825,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Apartment



3/12 Maryville St RIPPONLEA 3185 (REI/VG)

Agent Comments

2 1 1

Price: \$750,000
Method: Private Sale
Date: 12/02/2026
Property Type: Apartment
Land Size: 1635 sqm approx



6/20 Prahran Gr ELSTERNWICK 3185 (REI/VG)

Agent Comments

2 1 2

Price: \$812,000
Method: Sold Before Auction
Date: 17/10/2025
Property Type: Apartment