

# 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 67 Orrong 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 \$3,000,000 & \$3,300,000

### Median sale price

Median price \$2,300,000 Property Type House 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	251a Glen Eira Rd CAULFIELD NORTH 3161	\$3,100,000	24/02/2026
2	13 Tennyson St ELWOOD 3184	\$3,255,000	20/10/2025
3	89 Martin St BRIGHTON 3186	\$3,250,000	03/10/2025

**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: 24/03/2026 16:49



 4  3 

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 604 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$3,000,000 - \$3,300,000

**Median House Price**

December quarter 2025: \$2,300,000

## Comparable Properties



**251a Glen Eira Rd CAULFIELD NORTH 3161 (REI)**

[Agent Comments](#)

 6  4  2

**Price:** \$3,100,000

**Method:** Sold Before Auction

**Date:** 24/02/2026

**Property Type:** House (Res)

**Land Size:** 660 sqm approx



**13 Tennyson St ELWOOD 3184 (REI/VG)**

[Agent Comments](#)

 4  2  4

**Price:** \$3,255,000

**Method:** Private Sale

**Date:** 20/10/2025

**Property Type:** House (Res)

**Land Size:** 762 sqm approx



**89 Martin St BRIGHTON 3186 (REI/VG)**

[Agent Comments](#)

 4  2  2

**Price:** \$3,250,000

**Method:** Expression of Interest

**Date:** 03/10/2025

**Property Type:** House (Res)

**Land Size:** 609 sqm approx

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



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