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

Single price $799,000

Median sale price

Median price $659,000 Property Type Unit Suburb Elsternwick

Period - From 23/09/2025 to 22/09/2026 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	1/34 Victoria St ELSTERNWICK 3185	$777,500	22/07/2026
2	1/92 Hawthorn Rd CAULFIELD NORTH 3161	$845,000	12/06/2026
3	8/105 Murray St CAULFIELD 3162	$720,000	16/04/2026

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: 23/09/2026 18:53

5/304 Glen Eira Road, Elsternwick Vic 3185



Property Type:
Agent Comments

Indicative Selling Price
$799,000
Median Unit Price
23/09/2025 - 22/09/2026: $659,000

Comparable Properties



1/34 Victoria St ELSTERNWICK 3185 (REI)

3 | 1 | 1

Price: $777,500
Method: Private Sale
Date: 22/07/2026
Property Type: Unit

Agent Comments



1/92 Hawthorn Rd CAULFIELD NORTH 3161 (REI)

2 | 2 | 2

Price: $845,000
Method: Private Sale
Date: 12/06/2026
Property Type: Apartment

Agent Comments



8/105 Murray St CAULFIELD 3162 (REI)

2 | 2 | 1

Price: $720,000
Method: Private Sale
Date: 16/04/2026
Property Type: Apartment

Agent Comments

Account - Marshall White | P: 03 9822 9999

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