

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Elsternwick

Period - From 10/02/2025 to 09/02/2026 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	1/10 Carlisle St ST KILDA 3182	\$790,000	05/01/2026
2	1/48 Chapel St ST KILDA 3182	\$755,000	21/11/2025
3	315/138 Glen Eira Rd ELSTERNWICK 3185	\$712,000	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: 10/02/2026 14:31



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Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
10/02/2025 - 09/02/2026: \$690,000

Comparable Properties



1/10 Carlisle St ST KILDA 3182 (REI)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 05/01/2026
Property Type: Apartment



1/48 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$755,000
Method: Sold Before Auction
Date: 21/11/2025
Property Type: Apartment



315/138 Glen Eira Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$712,000
Method: Private Sale
Date: 17/10/2025
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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