

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

1/33 Hartington Street, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,423,000

Property Type

Townhouse

Suburb

Elsternwick

Period - From

15/09/2025

to

14/09/2026

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	9/555 Glen Huntly Rd ELSTERNWICK 3185	\$1,423,000	30/08/2026
2	2/33 Parkside St ELSTERNWICK 3185	\$1,210,000	12/06/2026
3	4/49 Begonia Rd GARDENVALE 3185	\$1,200,000	11/06/2026

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:

15/09/2026 13:32

1/33 Hartington Street, Elsternwick Vic 3185



 4  2  2

Rooms: 6
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Townhouse Price
15/09/2025 - 14/09/2026: \$1,423,000

Comparable Properties



9/555 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments

 4  3  2

Price: \$1,423,000
Method: Auction Sale
Date: 30/08/2026
Property Type: Townhouse (Res)



2/33 Parkside St ELSTERNWICK 3185 (REI)

Agent Comments

 3  2  2

Price: \$1,210,000
Method: Sold Before Auction
Date: 12/06/2026
Property Type: Unit



4/49 Begonia Rd GARDENVALE 3185 (REI)

Agent Comments

 3  2  2

Price: \$1,200,000
Method: Private Sale
Date: 11/06/2026
Property Type: Townhouse (Single)

Account - Buxton



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