

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

2/35 Hartington Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,400,000

Property Type Townhouse

Suburb Elsternwick

Period - From 17/08/2025

to

16/08/2026

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	37B Shoobra Rd ELSTERNWICK 3185	\$1,500,000	15/05/2026
2	1/116-118 Orrong Rd ELSTERNWICK 3185	\$1,400,000	07/04/2026
3	3/44 Parnell St ELSTERNWICK 3185	\$1,400,000	19/03/2026

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:

17/08/2026 12:04



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median Townhouse Price
17/08/2025 - 16/08/2026: \$1,400,000

Comparable Properties



37B Shoobra Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$1,500,000
Method: Sold Before Auction
Date: 15/05/2026
Property Type: Townhouse (Res)



1/116-118 Orrong Rd ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$1,400,000
Method: Private Sale
Date: 07/04/2026
Property Type: Townhouse (Single)



3/44 Parnell St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$1,400,000
Method: Sold Before Auction
Date: 19/03/2026
Property Type: Townhouse (Single)

Account - Kay & Burton (Flinders) | P: 03 5989 1000 | F: 03 5989 0171



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