

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

7/37 Park Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$675,000

&

\$725,000

Median sale price

Median price \$712,250

Property Type Unit

Suburb Elsternwick

Period - From 01/07/2025

to

30/06/2026

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	G05/126 Brighton Rd RIPPONLEA 3185	\$720,000	02/07/2026
2	5/92 Hawthorn Rd CAULFIELD NORTH 3161	\$688,000	14/06/2026
3	15/311 Carlisle St BALACLAVA 3183	\$725,000	10/04/2026

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:

24/07/2026 14:19



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$675,000 - \$725,000

Median Unit Price

Year ending June 2026: \$712,250

Comparable Properties



G05/126 Brighton Rd RIPPONLEA 3185 (REI)

Agent Comments

 2
  2
  1

Price: \$720,000

Method: Private Sale

Date: 02/07/2026

Property Type: Apartment



5/92 Hawthorn Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

 2
  2
  1

Price: \$688,000

Method: Auction Sale

Date: 14/06/2026

Property Type: Apartment



15/311 Carlisle St BALACLAVA 3183 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$725,000

Method: Sold Before Auction

Date: 10/04/2026

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372