

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

&

\$710,000

Median sale price

Median price \$660,125

Property Type Unit

Suburb Elsternwick

Period - From 27/08/2025

to

26/08/2026

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	102/92 Hawthorn Rd CAULFIELD NORTH 3161	\$680,000	20/06/2026
2	5/92 Hawthorn Rd CAULFIELD NORTH 3161	\$688,000	14/06/2026
3	18/568 New St BRIGHTON 3186	\$678,000	09/06/2026

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:

27/08/2026 12:30



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$675,000 - \$710,000

Median Unit Price

27/08/2025 - 26/08/2026: \$660,125

Comparable Properties



102/92 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$680,000

Method: Private Sale

Date: 20/06/2026

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



18/568 New St BRIGHTON 3186 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$678,000

Method: Private Sale

Date: 09/06/2026

Property Type: Apartment

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