

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

8/37 HODDLE STREET ELSTERNWICK VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

7/24 PARKSIDE STREET ELSTERNWICK VIC 3185	\$400,000	23-Dec-25
3/6 RIPON GROVE ELSTERNWICK VIC 3185	\$410,000	15-Dec-25

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 6 months.

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**7/24 PARKSIDE STREET
ELSTERNWICK VIC 3185**

 1  1  1

Sold Price **\$400,000** Sold Date **23-Dec-25**

Distance **0.16km**

**3/6 RIPON GROVE ELSTERNWICK
VIC 3185**

 1  1  1

Sold Price **\$410,000** Sold Date **15-Dec-25**

Distance **1.5km**

RS = Recent sale **UN** = Undisclosed Sale

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