

# 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 26b Hoddle Street, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,450,000 & \$2,550,000

### Median sale price

Median price \$2,300,000 Property Type House Suburb Elsternwick

Period - From 01/10/2025 to 31/12/2025 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	3/1 Stephens St CAULFIELD 3162	\$2,522,888	14/12/2025
2	2/51 College St ELSTERNWICK 3185	\$2,450,000	28/10/2025
3	9b Bundeera Rd CAULFIELD SOUTH 3162	\$2,470,000	28/10/2025

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: 28/01/2026 11:41



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$2,450,000 - \$2,550,000  
**Median House Price**  
December quarter 2025: \$2,300,000

## Comparable Properties



**3/1 Stephens St CAULFIELD 3162 (REI)**

Agent Comments



**Price:** \$2,522,888  
**Method:** Auction Sale  
**Date:** 14/12/2025  
**Property Type:** Townhouse (Res)



**2/51 College St ELSTERNWICK 3185 (REI/VG)**

Agent Comments



**Price:** \$2,450,000  
**Method:** Sold Before Auction  
**Date:** 28/10/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 331 sqm approx



**9b Bundeera Rd CAULFIELD SOUTH 3162 (REI)**

Agent Comments



**Price:** \$2,470,000  
**Method:** Private Sale  
**Date:** 28/10/2025  
**Property Type:** Townhouse (Single)

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