

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

34 Hartington Street, Elsternwick Vic 3185

Indicative selling price

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

Range between

\$3,000,000

&

\$3,300,000

Median sale price

Median price

\$2,050,000

Property Type

House

Suburb

Elsternwick

Period - From

01/04/2026

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	22 Shoobra Rd ELSTERNWICK 3185	\$3,110,000	31/05/2026
2	33 Almond St CAULFIELD SOUTH 3162	\$3,000,000	11/04/2026
3	251a Glen Eira Rd CAULFIELD NORTH 3161	\$3,100,000	24/02/2026

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:

09/07/2026 14:32



 3  2 

Rooms: 6

Property Type: House (Res)

Land Size: 527.804 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

June quarter 2026: \$2,050,000

Comparable Properties



22 Shoobra Rd ELSTERNWICK 3185 (REI)

[Agent Comments](#)

 5  4  2

Price: \$3,110,000

Method: Auction Sale

Date: 31/05/2026

Property Type: House (Res)

Land Size: 669 sqm approx



33 Almond St CAULFIELD SOUTH 3162 (REI)

[Agent Comments](#)

 5  3  2

Price: \$3,000,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)



251a Glen Eira Rd CAULFIELD NORTH 3161 (REI/VG)

[Agent Comments](#)

 6  4  2

Price: \$3,100,000

Method: Sold Before Auction

Date: 24/02/2026

Property Type: House (Res)

Land Size: 660 sqm approx

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289