

# 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

3/12 Parkside 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

\$1,600,000

&

\$1,675,000

### Median sale price

Median price

\$760,000

Property Type

Unit

Suburb

Elsternwick

Period - From

27/11/2025

to

26/05/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
44B Gardenvale Road Caulfield South VIC 3162	\$1,635,000	31/03/2026
2/21 Allison Road Elsternwick VIC 3185	\$1,670,000	16/04/2026
2/32 Beech Street Caulfield South VIC 3162	\$1,670,000	14/12/2025

This Statement of Information was prepared on:

27/05/2026