Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

12/573 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$660,000	&	\$720,000
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Median sale price

Median price	\$590,000	Pro	perty Type	Jnit		Suburb	Elsternwick
Period - From	01/10/2024	to	31/12/2024	s	ource	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

	areas or comparable property	1 1100	Date of Sale
1	18/378 Glen Huntly Rd ELSTERNWICK 3185	\$715,000	09/12/2024
2	10/105 Murray St CAULFIELD 3162	\$720,000	16/11/2024
3	5/14 King St ELSTERNWICK 3185	\$685,000	14/09/2024

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:	07/02/2025 11:38



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$660,000 - \$720,000 **Median Unit Price** December guarter 2024: \$590,000

Comparable Properties



18/378 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

Price: \$715,000 Method: Private Sale Date: 09/12/2024

Property Type: Apartment

Agent Comments



10/105 Murray St CAULFIELD 3162 (REI)





Agent Comments

Price: \$720,000 Method: Auction Sale Date: 16/11/2024

Property Type: Apartment

5/14 King St ELSTERNWICK 3185 (REI/VG)



Agent Comments



Price: \$685.000 Method: Auction Sale Date: 14/09/2024

Property Type: Unit

Account - Hodges | P: 03 95846500 | F: 03 95848216





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