

A photograph of a modern backyard. In the foreground, a hammock with a yellow and orange canopy is set up on a paved patio. Next to it is a wooden stool made of a tree stump, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees and lush greenery surround the pool area. The scene is brightly lit, suggesting a sunny day.

**RayWhite.**

# Statement of information

502/483 GLEN HUNTLY ROAD, ELSTERNWICK, VIC 3185  
PREPARED BY JOHN PANTELIOS, RAY WHITE BENTLEIGH & CARNEGIE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

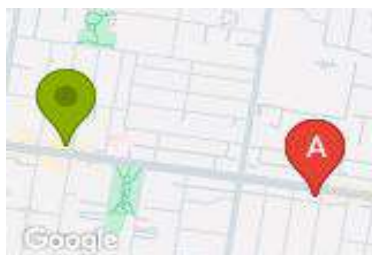
**502/483 GLEN HUNTLY ROAD,**

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**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: \$480,000 to \$520,000**

Provided by: Ray White Carnegie, Ray White Corporate Default

## MEDIAN SALE PRICE

**ELSTERNWICK, VIC, 3185****Suburb Median Sale Price (Unit)****\$711,250**

01 January 2024 to 31 December 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**302/2A ROYAL PDE, CAULFIELD SOUTH, VIC**

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**Sale Price****\$528,000**

Sale Date: 13/10/2024

Distance from Property: 834m

**205/2A ROYAL PDE, CAULFIELD SOUTH, VIC**

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 1

**Sale Price****\*\*\$533,000**

Sale Date: 16/02/2025

Distance from Property: 834m



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

502/483 GLEN HUNTLY ROAD, ELSTERNWICK, VIC 3185

### Indicative selling price

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

Price Range:

\$480,000 to \$520,000

### Median sale price

Median price

\$711,250

Property type

Unit

Suburb

ELSTERNWICK

Period

01 January 2024 to 31 December 2024

Source

pricfinder

### Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

#### Address of comparable property

#### Price

#### Date of sale

302/2A ROYAL PDE, CAULFIELD SOUTH, VIC 3162	\$528,000	13/10/2024
205/2A ROYAL PDE, CAULFIELD SOUTH, VIC 3162	**\$533,000	16/02/2025

This Statement of Information was prepared on:

14/03/2025