

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 6/561 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$350,000 & \$385,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Elsternwick

Period - From 01/10/2024 to 31/12/2024 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	3/37 Hoddle St ELSTERNWICK 3185	\$385,000	26/01/2025
2	12/41 Clarence St ELSTERNWICK 3185	\$375,000	13/11/2024
3	9/481 Kooyong Rd ELSTERNWICK 3185	\$375,000	31/10/2024

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: 24/02/2025 09:18



Property Type: Apartment

Agent Comments

Comparable Properties



3/37 Hoddle St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 26/01/2025

Property Type: Apartment



12/41 Clarence St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$375,000

Method: Sold Before Auction

Date: 13/11/2024

Property Type: Apartment



9/481 Kooyong Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 31/10/2024

Property Type: Unit

Land Size: 1705 sqm approx

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