Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	l for	sale
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Address	6/561 Glen Huntly Road, Elsternwick Vic 3185
Including suburb and	
postcode	

Indicative selling price

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

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



Date of sale

RT Edgar

Jason Isaacs 9533 0222 0488 700 789 iisaacs@rtedgar.com.au

Indicative Selling Price \$350,000 - \$385,000 **Median Unit Price** December quarter 2024: \$590,000





Property Type: Apartment **Agent Comments**

Comparable Properties



3/37 Hoddle St ELSTERNWICK 3185 (REI)

Price: \$385,000 Method: Private Sale Date: 26/01/2025

Property Type: Apartment

Agent Comments



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

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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