

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

10/93 GLEN HUNTLY ROAD ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,500

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2024

to

30 Sep 2025

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 6 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

12/25 BENDIGO AVENUE ELWOOD VIC 3184	\$375,000	14-Jul-25
6/56 BYRON STREET ELWOOD VIC 3184	\$390,000	23-Jun-25
7/18 PINE AVENUE ELWOOD VIC 3184	\$375,000	15-Oct-25

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 6 months.~~

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Jaydin Aslan
P 0424006066
M 0424006066
E jaydinaslan@mcgrath.com.au



12/25 BENDIGO AVENUE ELWOOD VIC 3184 Sold Price **\$375,000** Sold Date **14-Jul-25**

 1  1  1

Distance **0.4km**



6/56 BYRON STREET ELWOOD VIC 3184 Sold Price **\$390,000** Sold Date **23-Jun-25**

 1  1  1

Distance **0.5km**



7/18 PINE AVENUE ELWOOD VIC 3184 Sold Price ^{RS} **\$375,000** Sold Date **15-Oct-25**

 1  1  -

Distance **0.7km**

RS = Recent sale **UN** = Undisclosed Sale

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