

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

104/483 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$659,440

Property Type

Unit

Suburb

Elsternwick

Period - From

01/07/2024

to

30/06/2025

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	19/49 Clarence St ELSTERNWICK 3185	\$350,000	04/08/2025
2	9/91 Ormond Esp ELWOOD 3184	\$372,000	27/03/2025
3	6/561 Glen Huntly Rd ELSTERNWICK 3185	\$365,000	06/03/2025

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:

12/08/2025 11:48



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Property Type: Apartment

Indicative Selling Price

\$350,000

Median Unit Price

Year ending June 2025: \$659,440

Comparable Properties



19/49 Clarence St ELSTERNWICK 3185 (REI)

Agent Comments

 1  1  1

Price: \$350,000

Method: Private Sale

Date: 04/08/2025

Property Type: Apartment



9/91 Ormond Esp ELWOOD 3184 (REI)

Agent Comments

 1  1  -

Price: \$372,000

Method: Private Sale

Date: 27/03/2025

Property Type: Apartment



6/561 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

 1  1  1

Price: \$365,000

Method: Private Sale

Date: 06/03/2025

Property Type: Apartment