

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

306/483 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185

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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Aug 2024

to

31 Jul 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

107/687 GLEN HUNTLY ROAD CAULFIELD VIC 3162	\$540,000	29-Jul-25
303/7 NEPEAN HIGHWAY ELSTERNWICK VIC 3185	\$570,000	22-Jun-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.

This Statement of Information was prepared on: 01 August 2025



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**107/687 GLEN HUNTLY ROAD
CAULFIELD VIC 3162**

2 2 1

Sold Price

^{RS}

\$540,000

Sold Date

29-Jul-25

Distance

0.85km



**303/7 NEPEAN HIGHWAY
ELSTERNWICK VIC 3185**

2 2 1

Sold Price

\$570,000

Sold Date

22-Jun-25

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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