

# 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

311/242 Glen Huntly Road, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$375,000

&

\$412,500

### Median sale price

Median price \$690,750

Property Type Unit

Suburb Elsternwick

Period - From 01/10/2023

to 30/09/2024

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	803/18 McCombie St ELSTERNWICK 3185	\$375,000	06/12/2024
2	5/24 Charles St ELSTERNWICK 3185	\$395,000	29/10/2024
3	4/6-8 Cyril St ELWOOD 3184	\$412,000	16/10/2024

**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:

16/01/2025 13:30

**Rooms:** 1**Property Type:** Strata Unit/Flat**Agent Comments****Indicative Selling Price**

\$375,000 - \$412,500

**Median Unit Price**

Year ending September 2024: \$690,750

## Comparable Properties

**803/18 Mccombie St ELSTERNWICK 3185 (REI)****Agent Comments****Price:** \$375,000**Method:** Private Sale**Date:** 06/12/2024**Property Type:** Apartment**5/24 Charles St ELSTERNWICK 3185 (REI)****Agent Comments****Price:** \$395,000**Method:** Sold Before Auction**Date:** 29/10/2024**Property Type:** Apartment**4/6-8 Cyril St ELWOOD 3184 (REI)****Agent Comments****Price:** \$412,000**Method:** Sold Before Auction**Date:** 16/10/2024**Property Type:** Apartment**Account** - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433