

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

4/129 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Single price \$740,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Elwood

Period - From 01/10/2024

to 31/12/2024

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	8/45 Ormond Esp ELWOOD 3184	\$745,000	18/03/2025
2	2/2 Selwyn Av ELWOOD 3184	\$740,000	22/02/2025
3	2/95 Tennyson St ELWOOD 3184	\$740,000	20/11/2024

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:

02/04/2025 16:36

4/129 Glen Huntly Road, Elwood Vic 3184

Chisholm&Gamon

Torsten Kasper

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Indicative Selling Price

\$740,000

Median Unit Price

December quarter 2024: \$670,000



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



8/45 Ormond Esp ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$745,000
Method: Private Sale
Date: 18/03/2025
Property Type: Apartment



2/2 Selwyn Av ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$740,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Unit



2/95 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$740,000
Method: Private Sale
Date: 20/11/2024
Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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