

# 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<br>Including suburb and<br>postcode | 504/483 Glen Huntly Road, Elsternwick Vic 3185 |
|---|--|

### Indicative selling price

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

|               |           |   |           |
|---------------|-----------|---|-----------|
| Range between | \$550,000 | & | \$600,000 |
|---------------|-----------|---|-----------|

### Median sale price

|               |            |               |            |        |             |
|---------------|------------|---------------|------------|--------|-------------|
| Median price  | \$635,000  | Property Type | Unit       | Suburb | Elsternwick |
| Period - From | 01/10/2024 | to            | 30/09/2025 | Source | REIV        |

### Comparable property sales (\*Delete A or B below as applicable)

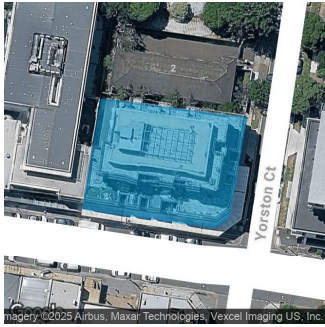
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property          | Price     | Date of sale |
|---|---|-----------|--------------|
| 1 | 505/483 Glen Huntly Rd ELSTERNWICK 3185 | \$575,000 | 04/10/2025   |
| 2 | 306/483 Glen Huntly Rd ELSTERNWICK 3185 | \$570,000 | 16/08/2025   |
| 3 | 203/7 Nepean Hwy ELSTERNWICK 3185       | \$565,000 | 08/08/2025   |

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: 03/12/2025 14:19



2   1   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

Year ending September 2025: \$635,000

## Comparable Properties



**505/483 Glen Huntly Rd ELSTERNWICK 3185 (REI)**

Agent Comments

2   1   1

**Price:** \$575,000

**Method:** Private Sale

**Date:** 04/10/2025

**Property Type:** Apartment

**Land Size:** 950 sqm approx



**306/483 Glen Huntly Rd ELSTERNWICK 3185 (REI)**

Agent Comments

2   2   1

**Price:** \$570,000

**Method:** Private Sale

**Date:** 16/08/2025

**Property Type:** Apartment



**203/7 Nepean Hwy ELSTERNWICK 3185 (REI)**

Agent Comments

2   2   1

**Price:** \$565,000

**Method:** Sold Before Auction

**Date:** 08/08/2025

**Property Type:** Unit

**Account - Woodards** | P: 03 9519 8333 | F: 03 9519 8300