

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

52 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Range between

\$1,700,000

&

\$1,850,000

Median sale price

Median price

\$2,310,000

Property Type

House

Suburb

Elwood

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	501a St Kilda St ELWOOD 3184	\$1,918,000	16/08/2025
2	15 Hartpury Av ELWOOD 3184	\$1,735,000	18/06/2025
3	120 Tennyson St ELWOOD 3184	\$1,900,000	22/05/2025

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:

20/10/2025 11:41

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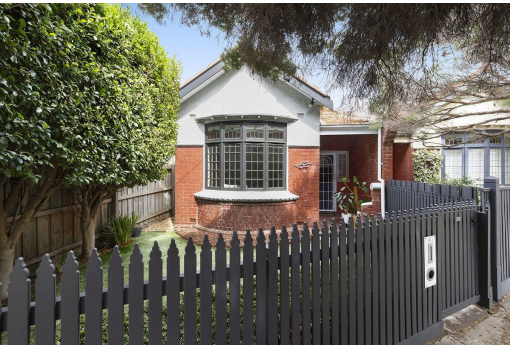
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Indicative Selling Price

\$1,700,000 - \$1,850,000

Median House Price

Year ending September 2025: \$2,310,000



4 2 0

Property Type: House

Agent Comments

Comparable Properties



501a St Kilda St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$1,918,000

Method: Auction Sale

Date: 16/08/2025

Property Type: Townhouse (Res)

Land Size: 209 sqm approx



15 Hartpury Av ELWOOD 3184 (REI/VG)

Agent Comments

3 1 -

Price: \$1,735,000

Method: Sold Before Auction

Date: 18/06/2025

Property Type: House (Res)

Land Size: 316 sqm approx



120 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

3 1 -

Price: \$1,900,000

Method: Auction Sale

Date: 22/05/2025

Property Type: House

Land Size: 256 sqm approx