

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

6a Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Range between \$2,300,000

&

\$2,450,000

Median sale price

Median price \$2,302,500

Property Type House

Suburb Elwood

Period - From 01/04/2025

to

30/06/2025

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	6 Rainsford St ELWOOD 3184	\$2,300,000	22/05/2025
2	46 Rothesay Av ELWOOD 3184	\$2,350,000	16/05/2025
3	310 Barkly St ELWOOD 3184	\$2,405,000	04/05/2025

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:

06/08/2025 11:04



 4  2  2

Property Type: House
Land Size: 265 sqm approx
Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,450,000

Median House Price

June quarter 2025: \$2,302,500

Comparable Properties



6 Rainsford St ELWOOD 3184 (REI/VG)

Agent Comments

 4  3  3

Price: \$2,300,000
Method: Private Sale
Date: 22/05/2025
Property Type: House
Land Size: 242 sqm approx



46 Rothesay Av ELWOOD 3184 (REI/VG)

Agent Comments

 3  2  1

Price: \$2,350,000
Method: Sold Before Auction
Date: 16/05/2025
Property Type: House (Res)
Land Size: 229 sqm approx



310 Barkly St ELWOOD 3184 (REI/VG)

Agent Comments

 4  2  1

Price: \$2,405,000
Method: Private Sale
Date: 04/05/2025
Property Type: House
Land Size: 295 sqm approx