

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

7/530 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

7/2 VICTORIA STREET ELSTERNWICK VIC 3185	\$668,000	12-Apr-25
10/488 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	\$673,000	26-Jul-25
6/11 DOWNSHIRE ROAD ELSTERNWICK VIC 3185	\$640,000	02-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 03 October 2025

Shape Property Pty Ltd
P (03) 9885 6688
M 0419112635
E concierge@shapepropertygroup.com.au



**7/2 VICTORIA STREET
ELSTERNWICK VIC 3185**

2 1 1

Sold Price **\$668,000** Sold Date **12-Apr-25**

Distance **0.17km**

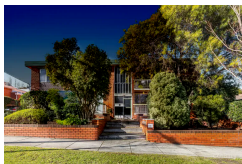


**10/488 GLEN HUNTLY ROAD
ELSTERNWICK VIC 3185**

2 1 1

Sold Price ^{RS} **\$673,000** Sold Date **26-Jul-25**

Distance **0.24km**



**6/11 DOWNSHIRE ROAD
ELSTERNWICK VIC 3185**

2 1 1

Sold Price **\$640,000** Sold Date **02-Aug-25**

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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