

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

707/241 Glen Huntly Road, Elsternwick VIC 3185

Indicative selling price

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

Range between

\$885,000

&

\$910,000

Median sale price

Median price

\$635,000

Property Type

Unit

Suburb

Elsternwick

Period - From

18/06/2025

to

17/12/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
101/34 Byron St, Elwood Vic	\$920,000	08/10/2025
103/241 Glen Huntly Rd, Elsternwick Vic	\$899,000	17/09/2025
908/241 Glen Huntly Rd, Elsternwick Vic	\$885,000	13/11/2025

This Statement of Information was prepared on:

19/12/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

707/241 Glen Huntly Road, Elsternwick VIC 3185



🛏 2 🚗 2 🚗 0

Property Type: Unit
Suzie Farrell

0428 379 908
sfarrell@woodards.com.au
Indicative Selling Price
\$885,000 - \$910,000
Median House Price
Year ending December 2025: \$635,000

Comparable Properties



101/34 Byron St, Elwood Vic

🛏 2 🚗 2 🚗 1

Price: \$920,000
Method: Private Sale
Date: 08/10/2025
Property Type: Unit
Land Size:



103/241 Glen Huntly Rd, Elsternwick Vic

🛏 2 🚗 2 🚗 1

Price: \$899,000
Method: Private Sale
Date: 17/09/2025
Property Type: Unit
Land Size:



908/241 Glen Huntly Rd, Elsternwick Vic

🛏 2 🚗 2 🚗 1

Price: \$885,000
Method: Private Sale
Date: 13/11/2025
Property Type: Unit
Land Size:

Account - Woodards Elsternwick | P: 9519 8333