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

104/483 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$350,000		&		\$385,000					
Median sale pi	rice									
Median price	\$659,440	Pro	operty Type	Unit			Suburb	Elsternwick		
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	311/242 Glen Huntly Rd ELSTERNWICK 3185	\$407,000	07/05/2025
2	4/561 Glen Huntly Rd ELSTERNWICK 3185	\$375,000	24/04/2025
3	6/561 Glen Huntly Rd ELSTERNWICK 3185	\$365,000	06/03/2025

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:

07/07/2025 16:44





Robert de Freitas 0421 430 350 RobertdeFreitas@jelliscraig.com.au





Property Type: Apartment

Indicative Selling Price \$350,000 - \$385,000 **Median Unit Price** Year ending June 2025: \$659,440

Comparable Properties



311/242 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG) Agent Comments 1

1 1



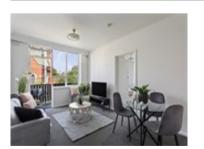
Price: \$407,000 Method: Expression of Interest Date: 07/05/2025 Property Type: Apartment

4/561 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$375,000 Method: Private Sale Date: 24/04/2025 Property Type: Unit



6/561 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

1

1

Agent Comments

Price: \$365,000 Method: Private Sale Date: 06/03/2025 Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.