

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

6/167 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Single price \$745,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb Elwood

Period - From 01/01/2025

to 31/03/2025

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	5/1a Dickens St ELWOOD 3184	\$750,000	31/03/2025
2	1/360 Barkly St ELWOOD 3184	\$765,000	22/02/2025
3	6/35 Docker St ELWOOD 3184	\$725,000	19/02/2025

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:

06/05/2025 11:21

6/167 Glen Huntly Road, Elwood Vic 3184

Chisholm & Gamon

Andrew Vandermeer

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Indicative Selling Price

\$745,000

Median Unit Price

March quarter 2025: \$625,000



 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



5/1a Dickens St ELWOOD 3184 (REI)

Agent Comments

 2  1  -

Price: \$750,000

Method: Private Sale

Date: 31/03/2025

Property Type: Apartment



1/360 Barkly St ELWOOD 3184 (REI/VG)

Agent Comments

 2  1  1

Price: \$765,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Apartment



6/35 Docker St ELWOOD 3184 (REI/VG)

Agent Comments

 2  1  -

Price: \$725,000

Method: Private Sale

Date: 19/02/2025

Property Type: Unit

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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