

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

4/21 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Range between \$600,000

&

\$630,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Elwood

Period - From 21/07/2024

to

20/07/2025

Source

Property Data

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	8/1 Coleridge St ELWOOD 3184	\$620,000	21/03/2025
2	1/4 Southey Ct ELWOOD 3184	\$600,000	18/03/2025
3			

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:

21/07/2025 16:45



2 1

Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



8/1 Coleridge St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$620,000
Method: Private Sale
Date: 21/03/2025
Property Type: Apartment



1/4 Southey Ct ELWOOD 3184 (VG)

Agent Comments

2 - -

Price: \$600,000
Method: Sale
Date: 18/03/2025
Property Type: Strata Flat - Single OYO Flat

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.