

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

1/35 GLEN HUNTLY ROAD ELWOOD VIC 3184

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

\$395,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

106/51 ORMOND ESPLANADE ELWOOD VIC 3184	\$625,000	13-Feb-25
5/102 BROADWAY ELWOOD VIC 3184	\$570,000	24-Apr-25
204/122-126 ORMOND ROAD ELWOOD VIC 3184	\$475,000	26-Feb-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: 06 June 2025



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**106/51 ORMOND ESPLANADE
ELWOOD VIC 3184**

1 1 1

Sold Price **\$625,000** Sold Date **13-Feb-25**

Distance **0.49km**



**5/102 BROADWAY ELWOOD VIC
3184**

1 1 1

Sold Price **\$570,000** Sold Date **24-Apr-25**

Distance **0.08km**



**204/122-126 ORMOND ROAD
ELWOOD VIC 3184**

1 1 1

Sold Price **\$475,000** Sold Date **26-Feb-25**

Distance **0.77km**

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

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