

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

118 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Range between \$2,650,000

&

\$2,850,000

Median sale price

Median price \$2,725,000

Property Type House

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	30 Wave St ELWOOD 3184	\$2,700,000	05/04/2025
2	2/396a New St BRIGHTON 3186	\$2,700,000	16/12/2024
3	1 Bayview St ELWOOD 3184	\$2,750,000	21/11/2024

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:

17/05/2025 19:26

118 Glen Huntly Road, Elwood Vic 3184

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 202 sqm approx
Agent Comments

Indicative Selling Price
\$2,650,000 - \$2,850,000
Median House Price
March quarter 2025: \$2,725,000

Comparable Properties



30 Wave St ELWOOD 3184 (REI)

Agent Comments

 4  3  1

Price: \$2,700,000
Method: Sold Before Auction
Date: 05/04/2025
Property Type: House (Res)



2/396a New St BRIGHTON 3186 (REI/VG)

Agent Comments

 4  4  2

Price: \$2,700,000
Method: Private Sale
Date: 16/12/2024
Property Type: Townhouse (Single)



1 Bayview St ELWOOD 3184 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,750,000
Method: Sold Before Auction
Date: 21/11/2024
Property Type: House (Res)
Land Size: 255 sqm approx

Account - Real Property Agent Melbourne | P: 0390805121



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