Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| Address | 10/488 Glen Huntly Road, Elsternwick Vic 3185 |
|----------------------|---|
| Including suburb and | • |
| postcode | |
| | |

Indicative selling price

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

| Range between \$640,000 & \$700,000 | Range between | \$640,000 | & | \$700,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price | \$685,000 | Pro | perty Type Ur | it | | Suburb | Elsternwick |
|---------------|------------|-----|---------------|----|------|--------|-------------|
| Period - From | 01/04/2024 | to | 31/03/2025 | 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.

Address of comparable property

| 1 | 9/41 Horne St ELSTERNWICK 3185 | \$683,500 | 27/05/2025 |
|---|----------------------------------|-----------|------------|
| 2 | 7/2 Victoria St ELSTERNWICK 3185 | \$668,000 | 12/04/2025 |
| 3 | 5/40 Scott St ELWOOD 3184 | \$682,000 | 21/02/2025 |

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: | 02/07/2025 13:02 |
|--|------------------|



Date of sale

BigginScott^{*}









Property Type: Apartment **Land Size:** 84 sqm approx

Agent Comments

Indicative Selling Price \$640,000 - \$700,000 Median Unit Price

Year ending March 2025: \$685,000

Comparable Properties



9/41 Horne St ELSTERNWICK 3185 (REI)

2





1

Agent Comments

Price: \$683,500 Method: Private Sale Date: 27/05/2025

Property Type: Apartment **Land Size:** 1238 sqm approx



7/2 Victoria St ELSTERNWICK 3185 (REI/VG)







1

Agent Comments

Price: \$668,000 Method: Auction Sale Date: 12/04/2025

Property Type: Apartment



5/40 Scott St ELWOOD 3184 (REI/VG)

2





1

Price: \$682,000 Method: Private Sale Date: 21/02/2025

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433





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