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	2/585 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,175,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$775,000	Property type	Unit	Suburb	Elsternwick
Period-from	01 Mar 2025	to	28 Feb 2026	Source	Cotality

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
16/378 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	-	29-Nov-25
3/45 OSWALD STREET ELSTERNWICK VIC 3185	$1,120,000	07-Dec-25
379 GLEN EIRA ROAD CAULFIELD NORTH VIC 3161	$1,100,000	18-Jan-26

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: 20 March 2026

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16/378 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185

3 2 2

Sold Price RS UN -

Sold Date **29-Nov-25**

Distance **0.8km**



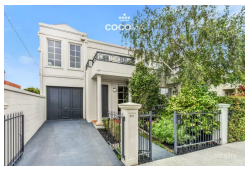
3/45 OSWALD STREET ELSTERNWICK VIC 3185

3 2 2

Sold Price **$1,120,000**

Sold Date **07-Dec-25**

Distance **0.98km**



379 GLEN EIRA ROAD CAULFIELD NORTH VIC 3161

3 2 1

Sold Price **$1,100,000**

Sold Date **18-Jan-26**

Distance **1.13km**

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

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