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	306/483 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~~		or range between	$525,000	&	$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$735,000	Property type	Unit	Suburb	Elsternwick
Period-from	01 Aug 2024	to	31 Jul 2025	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
107/687 GLEN HUNTLY ROAD CAULFIELD VIC 3162	$540,000	29-Jul-25
303/7 NEPEAN HIGHWAY ELSTERNWICK VIC 3185	$570,000	22-Jun-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: 01 August 2025

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107/687 GLEN HUNTLY ROAD CAULFIELD VIC 3162

2 2 1

Sold Price RS **$540,000** Sold Date **29-Jul-25**

Distance **0.85km**



303/7 NEPEAN HIGHWAY ELSTERNWICK VIC 3185

2 2 1

Sold Price **$570,000** Sold Date **22-Jun-25**

Distance **0.87km**

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

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