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	5/130 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Range between $410,000 & $450,000

Median sale price

Median price $650,000 Property Type Unit Suburb Elwood

Period - From 06/02/2025 to 05/02/2026 Source Property Data

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	8/130 Glen Huntly Rd ELWOOD 3184	$410,000	15/08/2025
2	8/141 Glen Huntly Rd ELWOOD 3184	$430,000	21/01/2026
3	8/282 Barkly St ELWOOD 3184	$435,000	10/11/2025

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: 06/02/2026 15:17

5/130 Glen Huntly Road, Elwood Vic 3184



1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$410,000 - $450,000
Median Unit Price
06/02/2025 - 05/02/2026: $650,000

Comparable Properties



8/130 Glen Huntly Rd ELWOOD 3184 (REI/VG)

1 1 -

Price: $410,000
Method: Private Sale
Date: 15/08/2025
Property Type: Apartment

Agent Comments



8/141 Glen Huntly Rd ELWOOD 3184 (REI)

1 1 1

Price: $430,000
Method: Private Sale
Date: 21/01/2026
Property Type: Apartment

Agent Comments



8/282 Barkly St ELWOOD 3184 (REI)

1 1 1

Price: $435,000
Method: Private Sale
Date: 10/11/2025
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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