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<br>Including suburb and postcode | 5/151 Glen Huntly Road, Elwood Vic 3184 |

## Indicative selling price

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

Range between $290,000 & $310,000

## Median sale price

Median price $660,000 Property Type Unit Suburb Elwood

Period - From 14/04/2024 to 13/04/2025 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 | 2/40 Ormond Rd ELWOOD 3184 | $316,500 | 12/03/2025 |
| 2 | 14/8 Robert St ELWOOD 3184 | $310,000 | 13/02/2025 |
| 3 | 7/66 Foam St ELWOOD 3184 | $305,000 | 11/02/2025 |

**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: 14/04/2025 11:18

# 5/151 Glen Huntly Road, Elwood Vic 3184

Chisholm&Gamon
Corey Pabst
0431 928 914
cpabst@chisholmgamon.com.au



1 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$290,000 - $310,000
**Median Unit Price**
14/04/2024 - 13/04/2025: $660,000

## Comparable Properties



**2/40 Ormond Rd ELWOOD 3184 (REI)**

1 1 1

**Price:** $316,500
**Method:** Private Sale
**Date:** 12/03/2025
**Property Type:** Apartment

Agent Comments



**14/8 Robert St ELWOOD 3184 (REI/VG)**

1 1 1

**Price:** $310,000
**Method:** Private Sale
**Date:** 13/02/2025
**Property Type:** Apartment

Agent Comments



**7/66 Foam St ELWOOD 3184 (REI/VG)**

1 1 1

**Price:** $305,000
**Method:** Private Sale
**Date:** 11/02/2025
**Property Type:** Apartment

Agent Comments



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