

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

7/133 GLEN HUNTLY ROAD ELWOOD VIC 3184

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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jan 2025

to

31 Dec 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

7/139 GLEN HUNTLY ROAD ELWOOD VIC 3184	\$560,000	03-Sep-25
8/64 BROADWAY ELWOOD VIC 3184	\$525,000	07-Nov-25
16/23-27 DOCKER STREET ELWOOD VIC 3184	\$525,000	05-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: 23 January 2026



**7/139 GLEN HUNTLY ROAD
ELWOOD VIC 3184**

1 1 1

Sold Price **\$560,000** Sold Date **03-Sep-25**

Distance **0.06km**



**8/64 BROADWAY ELWOOD VIC
3184**

1 1 1

Sold Price **\$525,000** Sold Date **07-Nov-25**

Distance **0.77km**



**16/23-27 DOCKER STREET
ELWOOD VIC 3184**

1 1 -

Sold Price ^{RS} **\$525,000** ^{UN} Sold Date **05-Jan-26**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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