

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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Unit

Suburb

Elwood

Period-from

01 Feb 2025

to

31 Jan 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

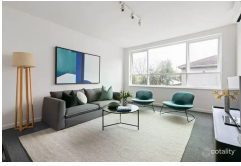
Date of sale

8/18 BURNS STREET ELWOOD VIC 3184	\$507,000	12-Oct-25
1/91 ORMOND ROAD ELWOOD VIC 3184	\$525,000	10-Sep-25
10/1 COLERIDGE STREET ELWOOD VIC 3184	\$530,000	23-Oct-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: 11 February 2026



8/18 BURNS STREET ELWOOD VIC 3184

Sold Price

\$507,000

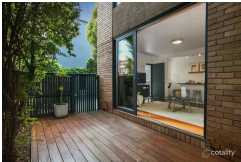
Sold Date

12-Oct-25

 1  1  1

Distance

0.31km



1/91 ORMOND ROAD ELWOOD VIC 3184

Sold Price

\$525,000

Sold Date

10-Sep-25

 1  1  1

Distance

0.35km



10/1 COLERIDGE STREET ELWOOD VIC 3184

Sold Price

\$530,000

Sold Date

23-Oct-25

 1  1  1

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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