

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

204/483 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Jun 2025

to

31 May 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

106/17 GORDON STREET ELSTERNWICK VIC 3185	\$385,000	31-Dec-25
802/18 MCCOMBIE STREET ELSTERNWICK VIC 3185	\$395,000	14-May-26
104/286 HAWTHORN ROAD CAULFIELD VIC 3162	\$389,000	30-Mar-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: 10 June 2026

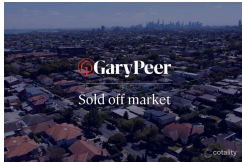


**106/17 GORDON STREET
ELSTERNWICK VIC 3185**

1 1 1

Sold Price **\$385,000** Sold Date **31-Dec-25**

Distance **0.71km**



**802/18 MCCOMBIE STREET
ELSTERNWICK VIC 3185**

1 1 1

Sold Price ^{RS} **\$395,000** Sold Date **14-May-26**

Distance **0.88km**



**104/286 HAWTHORN ROAD
CAULFIELD VIC 3162**

1 1 1

Sold Price **\$389,000** Sold Date **30-Mar-26**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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