

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

302/483 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

Unit

Suburb

Elsternwick

Period-from

01 Jul 2025

to

30 Jun 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

24/573 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	\$628,000	14-Mar-26
15/231 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	\$690,000	02-Apr-26
4/10 DOCKER STREET ELWOOD VIC 3184	\$670,000	06-Feb-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: 16 July 2026



**24/573 GLEN HUNTLY ROAD
ELSTERNWICK VIC 3185**

2 1 1

Sold Price **\$628,000** Sold Date **14-Mar-26**

Distance **0.41km**



**15/231 GLEN HUNTLY ROAD
ELSTERNWICK VIC 3185**

2 1 1

Sold Price **\$690,000** Sold Date **02-Apr-26**

Distance **0.85km**



**4/10 DOCKER STREET ELWOOD
VIC 3184**

1 1 1

Sold Price **\$670,000** Sold Date **06-Feb-26**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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