

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

2/70 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$661,250

Property Type

Unit

Suburb

Elwood

Period - From

18/05/2025

to

17/05/2026

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	2/1 Milton St ELWOOD 3184	\$755,000	08/05/2026
2	3/23 Pine Av ELWOOD 3184	\$833,000	16/03/2026
3	12/8 Bluff Av ELWOOD 3184	\$800,000	25/02/2026

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:

18/05/2026 10:37

2/70 Glen Huntly Road, Elwood Vic 3184

JellisCraig

Sam Gamon

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Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

18/05/2025 - 17/05/2026: \$661,250



2 1 1

Property Type: Flat

Agent Comments

Comparable Properties



2/1 Milton St ELWOOD 3184 (REI)

Agent Comments

2 1 -

Price: \$755,000

Method: Private Sale

Date: 08/05/2026

Property Type: Apartment



3/23 Pine Av ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$833,000

Method: Private Sale

Date: 16/03/2026

Property Type: Apartment



12/8 Bluff Av ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$800,000

Method: Private Sale

Date: 25/02/2026

Property Type: Apartment

Account - Jellis Craig | Chisholm & Gamon Elwood | P: 03 9531 1245



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