

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

213/241 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,125,500

Property type

Other

Suburb

Elsternwick

Period-from

01 Sep 2025

to

31 Aug 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

204/29 FOAM STREET ELWOOD VIC 3184	\$1,400,000	11-Apr-26
201/241 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	\$1,525,000	29-Mar-26
301/241 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	\$1,549,000	04-Aug-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: 28 September 2026



**204/29 FOAM STREET ELWOOD
VIC 3184**

 2  2  2

Sold Price **\$1,400,000** Sold Date **11-Apr-26**

Distance **0.89km**



**201/241 GLEN HUNTLY ROAD
ELSTERNWICK VIC 3185**

 -  -  -

Sold Price **\$1,525,000** Sold Date **29-Mar-26**

Distance **0km**



**301/241 GLEN HUNTLY ROAD
ELSTERNWICK VIC 3185**

 3  2  2

Sold Price **\$1,549,000** Sold Date **04-Aug-26**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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