

# 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

305/483 Glen Huntly Road, Elsternwick, Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$540,000

### Median sale price

Median price

\$712,750

Property type

Unit

Suburb

Elsternwick

Period - From

01/06/2024

to

31/05/2025

Source



PropTrack

### 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
502/483 Glen Huntly Road, Elsternwick, VIC 3185	\$530,000	10/04/2025
5/539 Glen Huntly Rd, Elsternwick, VIC 3185	\$600,000	05/02/2025
3/687 Glen Huntly Road, Caulfield, VIC 3162	\$535,826	11/12/2024

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: 05/06/2025