

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

4/13 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Range between \$670,000

&

\$700,000

Median sale price

Median price \$652,750

Property Type Unit

Suburb Elwood

Period - From 21/08/2025

to

20/08/2026

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	6/26 Mitford St ST KILDA 3182	\$675,000	03/08/2026
2	1/17 Ormond Rd ELWOOD 3184	\$705,000	12/06/2026
3			

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:

21/08/2026 10:37

4/13 Glen Huntly Road, Elwood Vic 3184

JellisCraig

Trish Mulcahy

03 9531 1245

0419 446 313

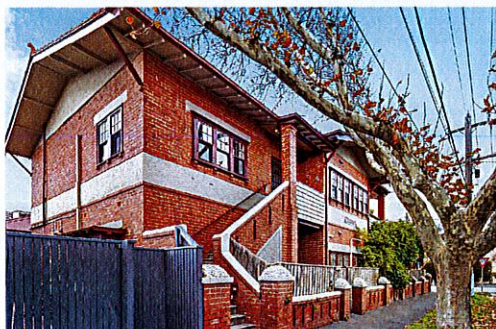
trishmulcahy@jellisrcraig.com.au

Indicative Selling Price

\$670,000 - \$700,000

Median Unit Price

21/08/2025 - 20/08/2026: \$652,750



🛏 2 🛋 1 🚗 1

Property Type: Apartment

Agent Comments

Comparable Properties



6/26 Mitford St ST KILDA 3182 (REI)

Agent Comments

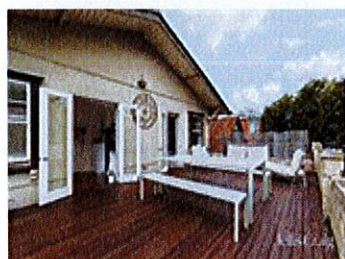
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Price: \$675,000

Method: Private Sale

Date: 03/08/2026

Property Type: Apartment



1/17 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

🛏 2 🛋 1 🚗 -

Price: \$705,000

Method: Private Sale

Date: 12/06/2026

Property Type: Apartment

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.

Account - Jellis Craig Elwood | P: 03 9531 1245



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