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

405/483 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$490,000		&		\$539,000					
Median sale pi	rice									
Median price	\$540,000	Pro	operty Type	Unit			Suburb	Elsternwick		
Period - From	01/01/2025	to	31/03/2025		So	urce	REIV			

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.

Ade	dress of comparable property	Price	Date of sale
1	103/288 Hawthorn Rd CAULFIELD 3162	\$518,500	01/05/2025
2	502/483 Glen Huntly Rd ELSTERNWICK 3185	\$530,000	10/04/2025
3	205/2a Royal Pde CAULFIELD SOUTH 3162	\$533,000	13/02/2025

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:

06/05/2025 11:08



BigginScott





Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$490.000 - \$539.000 Median Unit Price March guarter 2025: \$540,000

Comparable Properties



Price: \$518,500 Method: Private Sale Date: 01/05/2025 Property Type: Apartment

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502/483 Glen Huntly Rd ELSTERNWICK 3185 (REI)

103/288 Hawthorn Rd CAULFIELD 3162 (REI)

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Agent Comments

Agent Comments



Price: \$530,000 Method: Auction Sale Date: 10/04/2025



Property Type: Apartment



Agent Comments



Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



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