

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 between \$490,000 & \$539,000

Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

Elsternwick

Period - From

01/01/2025

to

31/03/2025

Source

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.

	Address 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



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

March quarter 2025: \$540,000

Comparable Properties



103/288 Hawthorn Rd CAULFIELD 3162 (REI)

Agent Comments

2 1 1

Price: \$518,500

Method: Private Sale

Date: 01/05/2025

Property Type: Apartment



502/483 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments

2 1 1

Price: \$530,000

Method: Auction Sale

Date: 10/04/2025

Property Type: Apartment



205/2a Royal Pde CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

2 1 1

Price: \$533,000

Method: Sold Before Auction

Date: 13/02/2025

Property Type: Apartment

Land Size: 742 sqm approx

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