

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

50 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$2,187,500

Property Type House

Suburb Elwood

Period - From 01/04/2026

to

30/06/2026

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	331 Barkly St ELWOOD 3184	\$1,685,000	05/06/2026
2	28 Alexandra St ST KILDA EAST 3183	\$1,650,000	22/05/2026
3	167 Brighton Rd ELWOOD 3184	\$1,700,000	24/03/2026

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:

28/07/2026 14:15

50 Glen Huntly Road, Elwood Vic 3184



Walter Summons

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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

June quarter 2026: \$2,187,500



3 1 0

Rooms: 4

Property Type: House (Res)

Land Size: 173 sqm approx

[Agent Comments](#)

Comparable Properties



331 Barkly St ELWOOD 3184 (REI)

[Agent Comments](#)

3 1 -

Price: \$1,685,000

Method: Private Sale

Date: 05/06/2026

Property Type: House



28 Alexandra St ST KILDA EAST 3183 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,650,000

Method: Sold Before Auction

Date: 22/05/2026

Property Type: House (Res)



167 Brighton Rd ELWOOD 3184 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,700,000

Method: Private Sale

Date: 24/03/2026

Property Type: House

Land Size: 261 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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