

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or locality and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	7/530 Glen Huntly Rd ELSTERNWICK 3185	\$660,000	13/12/2025
2	6/360 Glen Eira Rd ELSTERNWICK 3185	\$685,000	24/10/2025
3	2/2a Rusden St ELSTERNWICK 3185	\$675,000	09/10/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:



2 1 1

Rooms: 4
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$640,000 - \$690,000
Median Unit Price
 December quarter 2025: \$680,000

Comparable Properties



7/530 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments

2 1 1

Price: \$660,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Apartment



6/360 Glen Eira Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

2 1 1

Price: \$685,000
Method: Private Sale
Date: 24/10/2025
Property Type: Apartment



2/2a Rusden St ELSTERNWICK 3185 (REI/VG)

Agent Comments

2 1 1

Price: \$675,000
Method: Expression of Interest
Date: 09/10/2025
Property Type: Apartment

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