

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 5/561 Glen Huntly Road, Elsternwick Vic 3185

Indicative selling price

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

Range between \$300,000 & \$325,000

Median sale price

Median price \$685,000 Property Type Unit Suburb Elsternwick

Period - From 16/06/2025 to 15/06/2026 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	7/399 Kooyong Rd ELSTERNWICK 3185	\$324,000	03/01/2026
2	4/37 Nepean Hwy ELSTERNWICK 3185	\$318,000	16/12/2025
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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: 16/06/2026 11:20



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$300,000 - \$325,000

Median Unit Price

16/06/2025 - 15/06/2026: \$685,000

Comparable Properties



7/399 Kooyong Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$324,000

Method: Private Sale

Date: 03/01/2026

Property Type: Apartment



4/37 Nepean Hwy ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$318,000

Method: Private Sale

Date: 16/12/2025

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.

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