

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

11/151 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Range between \$350,000 & \$370,000

Median sale price

Median price \$663,750 Property Type Unit Suburb Elwood

Period - From 01/07/2025 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.

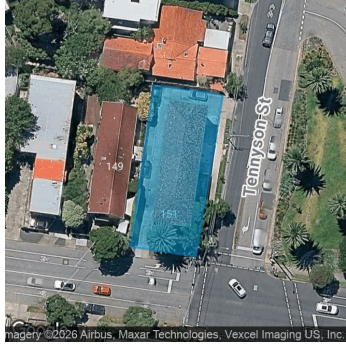
	Address of comparable property	Price	Date of sale
1	7/125 Tennyson St ELWOOD 3184	\$360,000	31/05/2026
2	2/191 Brighton Rd ELWOOD 3184	\$355,500	28/04/2026
3	4/559 Glen Huntly Rd ELSTERNWICK 3185	\$367,000	08/04/2026

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:

04/08/2026 10:23



1
 1
 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$350,000 - \$370,000

Median Unit Price

Year ending June 2026: \$663,750

Comparable Properties



7/125 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

1
 1
 1

Price: \$360,000

Method: Private Sale

Date: 31/05/2026

Property Type: Apartment



2/191 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

1
 1
 1

Price: \$355,500

Method: Private Sale

Date: 28/04/2026

Property Type: Apartment



4/559 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

1
 1
 1

Price: \$367,000

Method: Private Sale

Date: 08/04/2026

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336