

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

4/145 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Elwood

Period - From 01/10/2025 to 31/12/2025 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	3/167 Glen Huntly Rd ELWOOD 3184	\$672,000	20/02/2026
2	9/11 Balaclava Rd ST KILDA EAST 3183	\$688,770	07/12/2025
3	8/125 Glen Huntly Rd ELWOOD 3184	\$642,000	06/12/2025

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:

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2025: \$650,000



3 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



3/167 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$672,000

Method: Private Sale

Date: 20/02/2026

Property Type: Apartment



9/11 Balaclava Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 1 1

Price: \$688,770

Method: Auction Sale

Date: 07/12/2025

Property Type: Apartment



8/125 Glen Huntly Rd ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$642,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500