

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 1/8 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Range between \$770,000 & \$800,000

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	1/6 Broadway ELWOOD 3184	\$795,000	20/11/2025
2	1/21 Glen Huntly Rd ELWOOD 3184	\$810,000	19/11/2025
3	4/34 Pine Av ELWOOD 3184	\$770,000	17/10/2025

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.

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1/8 Glen Huntly Road, Elwood Vic 3184

JellisCraig

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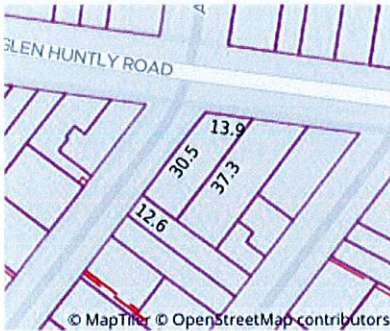
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Indicative Selling Price

\$770,000 - \$800,000

Median Unit Price

December quarter 2025: \$650,000



Property Type: Art Deco
Apartment
Agent Comments

Comparable Properties



1/6 Broadway ELWOOD 3184 (REI)

Agent Comments



Price: \$795,000
Method: Private Sale
Date: 20/11/2025
Property Type: Apartment



1/21 Glen Huntly Rd ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 19/11/2025
Property Type: Apartment



4/34 Pine Av ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$770,000
Method: Sold Before Auction
Date: 17/10/2025
Property Type: Apartment

Account - Jellis Craig | Chisholm & Gamon Elwood | P: 03 9531 1245



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