

# 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

201/241 Glen Huntly Road, Elsternwick Vic 3185

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000 & \$2,100,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$690,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">Unit</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Elsternwick</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">28/01/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">27/01/2026</span>	Source	<span style="border: 1px solid black; padding: 2px;">Property Data</span>

#### 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	902/241 Glen Huntly Rd ELSTERNWICK 3185	\$1,999,000	08/01/2026
2			
3			

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:

28/01/2026 13:19



**Property Type:**

Agent Comments

**Indicative Selling Price**

\$1,950,000 - \$2,100,000

**Median Unit Price**

28/01/2025 - 27/01/2026: \$690,000

## Comparable Properties



**902/241 Glen Huntly Rd ELSTERNWICK 3185 (REI)**



Agent Comments

**Price:** \$1,999,000

**Method:** Private Sale

**Date:** 08/01/2026

**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.

## Account - Private Property Global