

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

213/241 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,120,000

Property type

Other

Suburb

Elsternwick

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

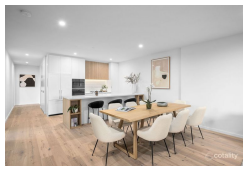
Date of sale

205/241 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	\$1,350,000	17-Jul-26
3/481 ST KILDA STREET ELWOOD VIC 3184	\$1,460,000	22-Dec-25
8/22 PARKSIDE STREET ELSTERNWICK VIC 3185	\$1,525,000	03-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 01 September 2026



**205/241 GLEN HUNTLY ROAD
ELSTERNWICK VIC 3185**

 3  3  2

Sold Price ^{RS} **\$1,350,000** Sold Date **17-Jul-26**

Distance **0km**



**3/481 ST KILDA STREET ELWOOD
VIC 3184**

 4  2  2

Sold Price **\$1,460,000** Sold Date **22-Dec-25**

Distance **0.78km**



**8/22 PARKSIDE STREET
ELSTERNWICK VIC 3185**

 3  2  2

Sold Price **\$1,525,000** Sold Date **03-Apr-25**

Distance **1.14km**

RS = Recent sale **UN** = Undisclosed Sale

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