

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

52 Glen Huntly Road, Elwood Vic 3184

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$2,302,500

Property Type House

Suburb Elwood

Period - From 01/04/2025

to

30/06/2025

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	32 Acland St ST KILDA 3182	\$1,845,000	13/06/2025
2	11 Spenser St ST KILDA 3182	\$1,780,000	13/06/2025
3	89c Ruskin St ELWOOD 3184	\$1,940,000	01/06/2025

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:

17/09/2025 15:07

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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

June quarter 2025: \$2,302,500



4 2 1

Property Type: House (Res)

Agent Comments

Comparable Properties



32 Acland St ST KILDA 3182 (REI)

Agent Comments

4 2 1

Price: \$1,845,000

Method: Private Sale

Date: 13/06/2025

Property Type: House



11 Spenser St ST KILDA 3182 (REI)

Agent Comments

4 1 1

Price: \$1,780,000

Method: Private Sale

Date: 13/06/2025

Property Type: House (Res)



89c Ruskin St ELWOOD 3184 (REI)

Agent Comments

4 2 1

Price: \$1,940,000

Method: Sold Before Auction

Date: 01/06/2025

Property Type: House

Account - The Agency Victoria | P: 03 8578 0388