

---

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

---

## Property offered for sale

Address  
Including suburb and  
postcode

402/495 Glen Huntly road Elsternwick

## Indicative selling price

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

Single price \$ or range between \$2,500 000 & \$ 2,750 000

## Median sale price

Median price \$2,280 000 Property type House Suburb Elsternwick

Period - From 1/4/2023 to 30/6/2023 Source REA

## Comparable property sales (\*Delete A or B below as applicable)

**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: 8/8/2023