

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

46 Southey Street, Elwood Vic 3184

Indicative selling price

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

Range between \$3,100,000 & \$3,400,000

Median sale price

Median price \$2,345,000 Property Type House Suburb Elwood

Period - From 01/01/2024 to 31/12/2024 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 Byrne Av ELWOOD 3184	\$3,325,000	13/12/2024
2	50 Riddell Pde ELSTERNWICK 3185	\$3,110,000	03/10/2024
3	25 Allison Rd ELSTERNWICK 3185	\$3,310,000	25/09/2024

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:

21/02/2025 09:39



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Property Type: House
Land Size: 768 sqm approx
Agent Comments

Indicative Selling Price
\$3,100,000 - \$3,400,000
Median House Price
Year ending December 2024: \$2,345,000

Comparable Properties



1 Byrne Av ELWOOD 3184 (REI)

[Agent Comments](#)

3 2 3

Price: \$3,325,000
Method: Private Sale
Date: 13/12/2024
Property Type: House



50 Riddell Pde ELSTERNWICK 3185 (REI)

[Agent Comments](#)

4 2 2

Price: \$3,110,000
Method: Private Sale
Date: 03/10/2024
Property Type: House
Land Size: 809 sqm approx



25 Allison Rd ELSTERNWICK 3185 (REI/VG)

[Agent Comments](#)

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Price: \$3,310,000
Method: Private Sale
Date: 25/09/2024
Property Type: House (Res)
Land Size: 720 sqm approx