Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	2/435 St Kilda Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$650,000	&	\$680,000

Median sale price

Median price	\$685,000	Pro	perty Type U	nit		Suburb	Elwood
Period - From	06/08/2023	to	05/08/2024	Sc	urce	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

Add	dress of comparable property	Price	Date of sale
1	4/208 Tennyson St ELWOOD 3184	\$685,000	09/07/2024
2	8/16 Avoca Av ELWOOD 3184	\$680,000	15/06/2024
3	9/15 Milton St ELWOOD 3184	\$680,000	15/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/08/2024 15:24











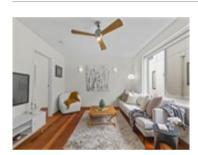
Property Type: Apartment Agent Comments

Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$650,000 - \$680,000 **Median Unit Price** 06/08/2023 - 05/08/2024: \$685,000

Comparable Properties



4/208 Tennyson St ELWOOD 3184 (REI)





Agent Comments

Price: \$685,000 Method: Private Sale Date: 09/07/2024

Property Type: Apartment



8/16 Avoca Av ELWOOD 3184 (REI/VG)





Agent Comments

Price: \$680,000 Method: Auction Sale Date: 15/06/2024 Property Type: Unit



9/15 Milton St ELWOOD 3184 (REI)

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Price: \$680,000 Method: Auction Sale Date: 15/06/2024

Property Type: Apartment

Agent Comments

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



