

# 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

8/25 Byron Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$260,000

&

\$286,000

### Median sale price

Median price

\$690,000

Property Type

Unit

Suburb

Elwood

Period - From

01/04/2023

to

30/06/2023

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	4/26 Grosvenor St BALACLAVA 3183	\$290,000	22/03/2023
2	10/70 Carlisle St ST KILDA 3182	\$275,000	06/04/2023
3	11/30 Balaclava Rd ST KILDA EAST 3183	\$260,000	04/08/2023

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:

18/08/2023 13:48



**Rooms:** 1  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$260,000 - \$286,000  
**Median Unit Price**  
 June quarter 2023: \$690,000

## Comparable Properties

**4/26 Grosvenor St BALACLAVA 3183 (VG)**

Agent Comments



**Price:** \$290,000  
**Method:** Sale  
**Date:** 22/03/2023  
**Property Type:** Strata Flat - Single OYO Flat



**10/70 Carlisle St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$275,000  
**Method:** Sold Before Auction  
**Date:** 06/04/2023  
**Property Type:** Apartment



**11/30 Balaclava Rd ST KILDA EAST 3183 (REI)** Agent Comments



**Price:** \$260,000  
**Method:** Sold Before Auction  
**Date:** 04/08/2023  
**Property Type:** Apartment

**Account** - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336