

## 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

2/209 BRIGHTON ROAD ELWOOD VIC 3184

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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 6 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

2/120 BRIGHTON ROAD RIPPONLEA VIC 3185	\$630,000	04-Dec-24
10/157 BRIGHTON ROAD ELWOOD VIC 3184	\$622,500	19-Mar-25
1/493-495 ST KILDA STREET ELWOOD VIC 3184	\$635,000	15-Dec-24

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 6 months.~~

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**2/120 BRIGHTON ROAD  
RIPPONLEA VIC 3185**

2 1 -

Sold Price **\$630,000** Sold Date **04-Dec-24**

Distance **0.1km**



**10/157 BRIGHTON ROAD ELWOOD  
VIC 3184**

2 1 -

Sold Price <sup>RS</sup> **\$622,500** Sold Date **19-Mar-25**

Distance **0.33km**



**1/493-495 ST KILDA STREET  
ELWOOD VIC 3184**

2 1 2

Sold Price **\$635,000** Sold Date **15-Dec-24**

Distance **0.64km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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