

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

5/44 SOUTHEY STREET ELWOOD VIC 3184

Indicative selling price

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

Single Price

or range
between

\$480,000

&

\$520,000

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

3/8 GLEN HUNTLY ROAD ELWOOD VIC 3184	\$540,000	04-Dec-24
1/2 EMILTON AVENUE ST KILDA VIC 3182	\$505,000	05-Mar-25
3/11 BURNETT STREET ST KILDA VIC 3182	\$480,000	10-Feb-25

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.~~

This Statement of Information was prepared on: 18 March 2025

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3/8 GLEN HUNTLY ROAD ELWOOD Sold Price
VIC 3184

\$540,000 Sold Date **04-Dec-24**

1 1 -

Distance **0.93km**



1/2 EMILTON AVENUE ST KILDA
VIC 3182

Sold Price ^{RS} **\$505,000** ^{UN} Sold Date **05-Mar-25**

1 1 -

Distance **1.64km**



3/11 BURNETT STREET ST KILDA
VIC 3182

Sold Price ^{RS} **\$480,000** ^{UN} Sold Date **10-Feb-25**

1 1 -

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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