

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

1/282 Barkly Street, Elwood Vic 3184

Indicative selling price

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

Range between \$575,000

&

\$625,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Elwood

Period - From 01/10/2024

to 30/09/2025

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	4/133 Brighton Rd ELWOOD 3184	\$620,000	10/10/2025
2	4/158 Chapel St ST KILDA 3182	\$620,000	23/09/2025
3	307F/7 Greeves St ST KILDA 3182	\$620,000	26/08/2025

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:

30/10/2025 11:08



Property Type:
Agent Comments

Indicative Selling Price
\$575,000 - \$625,000
Median Unit Price
Year ending September 2025: \$650,000

Comparable Properties



4/133 Brighton Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 10/10/2025
Property Type: Apartment



4/158 Chapel St ST KILDA 3182 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 23/09/2025
Property Type: Unit



307F/7 Greeves St ST KILDA 3182 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 26/08/2025
Property Type: Apartment

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504