

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

1/59 SHELLEY 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

\$775,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,500

Property type

Unit

Suburb

Elwood

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

1/133 BRIGHTON ROAD ELWOOD VIC 3184	\$760,000	25-Nov-25
1/30 BLENHEIM STREET BALACLAVA VIC 3183	\$750,000	30-Nov-25
7/53 BLESSINGTON STREET ST KILDA VIC 3182	\$755,000	25-Sep-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: 19 December 2025

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**1/133 BRIGHTON ROAD ELWOOD
VIC 3184**

Sold Price

RS

\$760,000

Sold Date

25-Nov-25

2

1

1

Distance

1.1km

**1/30 BLENHEIM STREET
BALACLAVA VIC 3183**

Sold Price

RS

\$750,000

Sold Date

30-Nov-25

2

1

1

Distance

1.92km

**7/53 BLESSINGTON STREET ST
KILDA VIC 3182**

Sold Price

\$755,000

Sold Date

25-Sep-25

2

1

1

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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