# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Single price \$650,000

#### Median sale price

Median price \$650,000	Property Typ	Unit	Suburb	Elwood
Period - From 01/10/2024	to 30/09/202	25 Sc	ource	

## 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

1	9/45 Southey St ELWOOD 3184	\$670,000	04/10/2025
2	3/517 St Kilda St ELWOOD 3184	\$655,000	02/10/2025
3	1/100 Glen Huntly Rd ELWOOD 3184	\$670,000	29/09/2025

#### 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:	14/10/2025 15:09



Date of sale







Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$650,000 **Median Unit Price** Year ending September 2025: \$650,000

# Comparable Properties



9/45 Southey St ELWOOD 3184 (REI)

Price: \$670,000 Method: Auction Sale Date: 04/10/2025

Property Type: Apartment

**Agent Comments** 



3/517 St Kilda St ELWOOD 3184 (REI)

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**Agent Comments** 

Price: \$655,000 Method: Auction Sale Date: 02/10/2025

Property Type: Apartment

1/100 Glen Huntly Rd ELWOOD 3184 (REI)

Price: \$670,000

Method: Sold Before Auction

Date: 29/09/2025

Property Type: Apartment

**Agent Comments** 

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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