

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

10/1 COLERIDGE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Elwood

Period-from

01 Aug 2024

to

31 Jul 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

101/60-62 BROADWAY ELWOOD VIC 3184	\$550,000	07-Jul-25
4/18 BURNS STREET ELWOOD VIC 3184	\$563,000	10-May-25
4/36-38 BLENHEIM STREET BALACLAVA VIC 3183	\$575,000	22-Mar-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: 21 August 2025



**101/60-62 BROADWAY ELWOOD
VIC 3184**

Sold Price

^{RS}

\$550,000

Sold Date

07-Jul-25



1



1



1

Distance

1.03km



**4/18 BURNS STREET ELWOOD VIC
3184**

Sold Price

\$563,000

Sold Date

10-May-25



1



1



1

Distance

0.08km



**4/36-38 BLENHEIM STREET
BALACLAVA VIC 3183**

Sold Price

\$575,000

Sold Date

22-Mar-25



1



1



1

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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