

## 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

11/131 BRIGHTON ROAD ELWOOD VIC 3184

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$630,000

### 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

9/117 WESTBURY STREET BALACLAVA VIC 3183	\$600,000	09-Oct-24
15/68 CHAPEL STREET ST KILDA VIC 3182	\$585,000	10-Oct-24
3/15 BEACH AVENUE ELWOOD VIC 3184	\$615,750	29-Jan-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: 28 March 2025

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**9/117 WESTBURY STREET  
BALACLAVA VIC 3183**

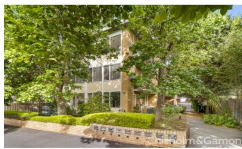
2 1 1

Sold Price

**\$600,000** Sold Date **09-Oct-24**Distance **0.92km****15/68 CHAPEL STREET ST KILDA  
VIC 3182**

2 1 1

Sold Price

**\$585,000** Sold Date **10-Oct-24**Distance **0.96km****3/15 BEACH AVENUE ELWOOD VIC  
3184**

2 1 1

Sold Price

**\$615,750** Sold Date **29-Jan-25**Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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