

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

13/83-89 BRIGHTON ROAD 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

\$1,350,000

&

\$1,420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,500

Property type

Unit

Suburb

Elwood

Period-from

01 Jan 2025

to

31 Dec 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

1/5 KNIGHT STREET ELWOOD VIC 3184	\$1,390,000	14-Nov-25
4/10 MARINE PARADE ST KILDA VIC 3182	\$1,355,000	07-Aug-25
11/59-61 ORMOND ESPLANADE ELWOOD VIC 3184	\$1,441,000	19-Jul-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.~~

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Rachael O'Connor

M 0411 141 923

E racheloconnor@mcgrath.com.au



1/5 KNIGHT STREET ELWOOD VIC 3184

Sold Price

\$1,390,000

Sold Date

14-Nov-25

2

2

2

Distance

0.83km

4/10 MARINE PARADE ST KILDA VIC 3182

Sold Price

\$1,355,000

Sold Date

07-Aug-25

3

2

2

Distance

1.18km

11/59-61 ORMOND ESPLANADE ELWOOD VIC 3184

Sold Price

\$1,441,000

Sold Date

19-Jul-25

3

2

1

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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