#### 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	

#### Indicative selling price

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

Single price \$4,595,000

#### Median sale price

Median price	\$2,725,000	Pro	perty Type	House		Suburb	Elwood
Period - From	01/01/2025	to	31/03/2025		Source	REIV	

#### 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 Price Date of sale

1	60 Cole St BRIGHTON 3186	\$4,800,000	31/05/2025
2	121 Ruskin St ELWOOD 3184	\$4,900,000	06/03/2025
3	14 Bendigo Av ELWOOD 3184	\$4,250,000	08/02/2025

#### 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:	25/06/2025 16:29













**Property Type:** House **Land Size:** 618 sqm approx

Agent Comments

Indicative Selling Price \$4,595,000 Median House Price March quarter 2025: \$2,725,000

### Comparable Properties



60 Cole St BRIGHTON 3186 (REI)

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**Price:** \$4,800,000 **Method:** Auction Sale **Date:** 31/05/2025

**Property Type:** Land (Res) **Land Size:** 1030 sqm approx

**Agent Comments** 



121 Ruskin St ELWOOD 3184 (REI/VG)

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a) ,

**Agent Comments** 

Price: \$4,900,000 Method: Private Sale Date: 06/03/2025 Property Type: House Land Size: 1020 sqm approx

14 Bendigo Av ELWOOD 3184 (REI/VG)

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Agent Comments

Price: \$4,250,000

Method: Sold Before Auction

Date: 08/02/2025

**Property Type:** House (Res) **Land Size:** 630 sqm approx

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





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