

## 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

15/400 BARKLY STREET ELWOOD VIC 3184

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$440,000

### 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

8/74 MITFORD STREET ELWOOD VIC 3184	\$410,000	26-Nov-24
12/3 WIMBLEDON AVENUE ELWOOD VIC 3184	\$440,000	08-Nov-24

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: 12 March 2025

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**8/74 MITFORD STREET ELWOOD  
VIC 3184**

1 1 -

Sold Price

**\$410,000**

Sold Date **26-Nov-24**

Distance **0.82km**



**12/3 WIMBLEDON AVENUE  
ELWOOD VIC 3184**

1 1 1

Sold Price

**\$440,000**

Sold Date **08-Nov-24**

Distance **1.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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