

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

2/33 Byron Street, Elwood Vic 3184

Indicative selling price

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

Range between

\$620,000

&

\$640,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Elwood

Period - From

29/04/2024

to

28/04/2025

Source

Property Data

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	5/50 Ormond Rd ELWOOD 3184	\$672,000	14/04/2025
2	7/21 Kingsley St ELWOOD 3184	\$620,000	05/04/2025
3			

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:

29/04/2025 07:06



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$620,000 - \$640,000

Median Unit Price

29/04/2024 - 28/04/2025: \$655,000

Comparable Properties



5/50 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

2 1 -

Price: \$672,000
Method: Private Sale
Date: 14/04/2025
Property Type: Apartment



7/21 Kingsley St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$620,000
Method: Private Sale
Date: 05/04/2025
Property Type: Apartment

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.