

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

2/485 ST KILDA STREET 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

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,500

Property type

Unit

Suburb

Elwood

Period-from

01 Jul 2024

to

30 Jun 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

11/15 PINE AVENUE ELWOOD VIC 3184	\$395,000	14-May-25
3/26 PINE AVENUE ELWOOD VIC 3184	\$395,000	04-Jun-25
208/122-126 ORMOND ROAD ELWOOD VIC 3184	\$415,000	21-May-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: 22 July 2025

Rachael O'Connor

M 0411 141 923

E racheloconnor@mcgrath.com.au

**11/15 PINE AVENUE ELWOOD VIC 3184**

Sold Price

\$395,000

Sold Date

14-May-25

1

1

1

Distance

0.27km**3/26 PINE AVENUE ELWOOD VIC 3184**

Sold Price

Sold Date

04-Jun-25

1

1

1

Distance

0.38km**208/122-126 ORMOND ROAD ELWOOD VIC 3184**

Sold Price

\$415,000

Sold Date

21-May-25

1

1

1

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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