

# 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

3/197 Brighton Road, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$360,000

### Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Elwood

Period - From

01/07/2024

to

30/06/2025

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	209/7 Nepean Hwy ELSTERNWICK 3185	\$365,000	20/06/2025
2	8/125 Tennyson St ELWOOD 3184	\$360,000	30/04/2025
3	311/88 Carlisle St ST KILDA 3182	\$365,000	11/04/2025

**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:

01/09/2025 11:02



1   
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 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$360,000

**Median Unit Price**

Year ending June 2025: \$650,000

## Comparable Properties



**209/7 Nepean Hwy ELSTERNWICK 3185 (REI/VG)**

Agent Comments

1   
 1   
 1

**Price:** \$365,000

**Method:** Private Sale

**Date:** 20/06/2025

**Property Type:** Apartment



**8/125 Tennyson St ELWOOD 3184 (REI/VG)**

Agent Comments

1   
 1   
 1

**Price:** \$360,000

**Method:** Private Sale

**Date:** 30/04/2025

**Property Type:** Apartment



**311/88 Carlisle St ST KILDA 3182 (REI/VG)**

Agent Comments

1   
 1   
 1

**Price:** \$365,000

**Method:** Private Sale

**Date:** 11/04/2025

**Property Type:** Apartment

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