

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

3/487 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,000

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2024

to

30 Sep 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

1/93 ORMOND ROAD ELWOOD VIC 3184	\$450,000	19-Apr-25
6/13 BEACH AVENUE ELWOOD VIC 3184	\$470,000	17-May-25
3/8 PINE AVENUE ELWOOD VIC 3184	\$465,000	12-Apr-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.~~

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Nicole Prime
P 0395256653
M 0418940962
E Nicoleprime@mcgrath.com.au



1/93 ORMOND ROAD ELWOOD VIC 3184 Sold Price **\$450,000** Sold Date **19-Apr-25**

1 1 1

Distance **0.35km**



6/13 BEACH AVENUE ELWOOD VIC 3184 Sold Price **\$470,000** Sold Date **17-May-25**

1 1 1

Distance **0.46km**



3/8 PINE AVENUE ELWOOD VIC 3184 Sold Price **\$465,000** Sold Date **12-Apr-25**

1 1 1

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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