

## 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

302/2 KINGSLEY STREET ELWOOD VIC 3184

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jun 2024

to

31 May 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

|                                        |         |           |
|----------------------------------------|---------|-----------|
| 2/45-47 ADDISON STREET ELWOOD VIC 3184 | 1160000 | 05-Dec-24 |
| 109/356 BARKLY STREET ELWOOD VIC 3184  | 950000  | 04-Dec-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: 04 June 2025

Michael Townsend  
P 95275563  
M 0406823776  
E michaeltownsend@mcgrath.com.au



**2/45-47 ADDISON STREET  
ELWOOD VIC 3184**

 2  2  1

Sold Price **1160000** Sold Date **05-Dec-24**

Distance **1.41km**



**109/356 BARKLY STREET  
ELWOOD VIC 3184**

 2  2  1

Sold Price **950000** Sold Date **04-Dec-24**

Distance **1.36km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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