

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

305/2 KINGSLEY 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

\$920,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,500

Property type

Unit

Suburb

Elwood

Period-from

01 Dec 2024

to

30 Nov 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

4/390 NEW STREET BRIGHTON VIC 3186	\$900,000	15-Nov-25
5/103A GARDENVALE ROAD GARDENVALE VIC 3185	\$930,000	06-Aug-25

OR

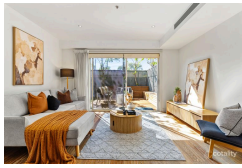
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 09 December 2025

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**4/390 NEW STREET BRIGHTON
VIC 3186** 2  2  1Sold Price ^{RS} **\$900,000** ^{UN} Sold Date **15-Nov-25**Distance **1.19km****5/103A GARDENVALE ROAD
GARDENVALE VIC 3185** 2  2  1Sold Price **\$930,000** Sold Date **06-Aug-25**Distance **1.89km****RS** = Recent sale**UN** = Undisclosed Sale

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