

## 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

4/402 BARKLY STREET ELWOOD VIC 3184

### Indicative selling price

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

Single Price

or range  
between

\$740,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jan 2025

to

31 Dec 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 6/92 MITFORD STREET ELWOOD VIC 3184       | \$755,000 | 13-Aug-25 |
| 1/133 BRIGHTON ROAD ELWOOD VIC 3184       | \$760,000 | 25-Nov-25 |
| 7/53 BLESSINGTON STREET ST KILDA VIC 3182 | \$755,000 | 25-Sep-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: 07 January 2026



YORKSHIRE  
PROPERTY

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**6/92 MITFORD STREET ELWOOD  
VIC 3184**

2 1 1

Sold Price

**\$755,000**

Sold Date **13-Aug-25**

Distance **0.78km**



**1/133 BRIGHTON ROAD ELWOOD  
VIC 3184**

2 1 1

Sold Price

<sup>RS</sup> **\$760,000**

Sold Date **25-Nov-25**

Distance **1.31km**



**7/53 BLESSINGTON STREET ST  
KILDA VIC 3182**

2 1 1

Sold Price

**\$755,000**

Sold Date **25-Sep-25**

Distance **1.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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