

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

4/43 Broadway, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$646,500

Property Type

Unit

Suburb

Elwood

Period - From

01/07/2025

to

30/09/2025

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	7/53 Blessington St ST KILDA 3182	\$755,000	30/09/2025
2	3/7 Bluff Av ELWOOD 3184	\$815,000	06/06/2025
3	3/49 Broadway ELWOOD 3184	\$820,000	28/05/2025

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:

03/10/2025 15:27



2 1 1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

September quarter 2025: \$646,500

Comparable Properties



7/53 Blessington St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$755,000

Method: Sold Before Auction

Date: 30/09/2025

Property Type: Apartment



3/7 Bluff Av ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$815,000

Method: Private Sale

Date: 06/06/2025

Property Type: Apartment



3/49 Broadway ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$820,000

Method: Private Sale

Date: 28/05/2025

Property Type: Apartment

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