

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

4/45 Southey Street, Elwood Vic 3184

Indicative selling price

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

Range between

\$370,000

&

\$400,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Elwood

Period - From

01/01/2024

to

31/12/2024

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	11/24 Scott St ELWOOD 3184	\$375,000	31/01/2025
2	7/6 Byron St ELWOOD 3184	\$380,000	06/01/2025
3	12/4 Ruskin St ELWOOD 3184	\$365,000	20/12/2024

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:

13/03/2025 14:18

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1 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$370,000 - \$400,000
Median Unit Price
Year ending December 2024: \$670,000

Comparable Properties



11/24 Scott St ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$375,000
Method: Private Sale
Date: 31/01/2025
Property Type: Apartment



7/6 Byron St ELWOOD 3184 (VG)

Agent Comments

1 - -

Price: \$380,000
Method: Sale
Date: 06/01/2025
Property Type: Strata Flat - Single OYO Flat



12/4 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$365,000
Method: Private Sale
Date: 20/12/2024
Property Type: Apartment