

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

46 Broadway, Elwood Vic 3184

Indicative selling price

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

Range between \$2,200,000

&

\$2,350,000

Median sale price

Median price \$2,302,500

Property Type House

Suburb Elwood

Period - From 01/04/2025

to

30/06/2025

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 Wilton Gr ELWOOD 3184	\$2,315,000	31/05/2025
2	46 Rothesay Av ELWOOD 3184	\$2,350,000	16/05/2025
3	26 Coleridge St ELWOOD 3184	\$2,305,000	05/04/2025

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:

17/07/2025 13:02



3 2 1

Property Type: House
Land Size: 338 sqm approx
Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,350,000

Median House Price

June quarter 2025: \$2,302,500

Comparable Properties



7 Wilton Gr ELWOOD 3184 (REI)

2 2 2

Agent Comments

Price: \$2,315,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)



46 Rothesay Av ELWOOD 3184 (REI)

3 2 1

Agent Comments

Price: \$2,350,000

Method: Sold Before Auction

Date: 16/05/2025

Property Type: House (Res)



26 Coleridge St ELWOOD 3184 (REI/VG)

3 2 2

Agent Comments

Price: \$2,305,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 389 sqm approx