Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

Indicative selling price

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

Single price	\$578,000
Single price	\$578,000

Median sale price

Median price	\$670,000	Pro	perty Type Ur	nit		Suburb	Elwood
Period - From	01/04/2024	to	31/03/2025	So	ource	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

	diess of comparable property	1 1100	Date of Sale
1	8/5 Milton St ELWOOD 3184	\$580,000	08/05/2025
2	2/52 Scott St ELWOOD 3184	\$560,000	24/04/2025
3	1/56 Byron St ELWOOD 3184	\$551,000	17/04/2025

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:	26/05/2025 16:04



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$578,000 **Median Unit Price** Year ending March 2025: \$670,000

Comparable Properties



8/5 Milton St ELWOOD 3184 (REI)

Price: \$580,000 Method: Private Sale Date: 08/05/2025

Property Type: Apartment

Agent Comments



2/52 Scott St ELWOOD 3184 (REI)

2

Date: 24/04/2025





Price: \$560,000 Method: Private Sale

Property Type: Apartment

Agent Comments



1/56 Byron St ELWOOD 3184 (REI/VG)

Agent Comments

Price: \$551,000 Method: Private Sale Date: 17/04/2025

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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