

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

5/445 St Kilda Street, Elwood Vic 3184

Indicative selling price

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

Range between \$780,000

&

\$850,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Elwood

Period - From 01/07/2024

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	8/9 Tiuna Gr ELWOOD 3184	\$810,000	04/07/2025
2	1/9 Tiuna Gr ELWOOD 3184	\$848,000	19/06/2025
3	13/31 Dickens St ELWOOD 3184	\$820,000	29/03/2025

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:

08/09/2025 12:34



 2
  1
  0

Rooms: 3

Property Type: Apartment

Land Size: 563 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

Year ending June 2025: \$650,000

Comparable Properties



8/9 Tiuna Gr ELWOOD 3184 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$810,000

Method: Sold Before Auction

Date: 04/07/2025

Property Type: Apartment



1/9 Tiuna Gr ELWOOD 3184 (REI)

Agent Comments

 2
  1
  2

Price: \$848,000

Method: Sold Before Auction

Date: 19/06/2025

Property Type: Apartment



13/31 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$820,000

Method: Private Sale

Date: 29/03/2025

Property Type: Apartment

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