

# 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

5/503 St Kilda Street, Elwood VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$649,000

### Median sale price

Median price

\$618,500

Property Type

Unit

Suburb

Elwood

Period - From

28/04/2025

to

27/10/2025

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
3/517 St Kilda Street Elwood VIC 3184	\$655,000	02/10/2025
2/457 St Kilda Street Elwood VIC 3184	\$640,000	23/09/2025

This Statement of Information was prepared on:

28/10/2025