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	59 Broadway, Elwood Vic 3184
Including suburb and	
postcode	
postcode	

Indicative selling price

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

Tange between \$\psi\$ 1,000,000	Range between	\$1,850,000	&	\$1,930,000
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Median sale price

Median price	\$2,290,000	Pro	perty Type	House		Suburb	Elwood
Period - From	19/08/2024	to	18/08/2025		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	501a St Kilda St ELWOOD 3184	\$1,918,000	16/08/2025
2	3/61a Tennyson St ELWOOD 3184	\$1,885,000	04/06/2025
3	16 Rainsford St ELWOOD 3184	\$1,960,000	14/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/08/2025 17:14







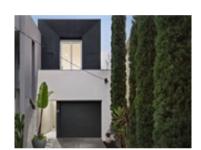
Property Type: House **Agent Comments**

Chisholm&Gamon

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Indicative Selling Price \$1,850,000 - \$1,930,000 **Median House Price** 19/08/2024 - 18/08/2025: \$2,290,000

Comparable Properties



501a St Kilda St ELWOOD 3184 (REI)

2

Price: \$1,918,000 Method: Auction Sale Date: 16/08/2025

Property Type: Townhouse (Res) Land Size: 209 sqm approx

Agent Comments



3/61a Tennyson St ELWOOD 3184 (REI/VG)





Price: \$1,885,000 Method: Private Sale Date: 04/06/2025

Property Type: Townhouse (Single)

Agent Comments



16 Rainsford St ELWOOD 3184 (REI)

Price: \$1,960,000 Method: Private Sale Date: 14/05/2025





Agent Comments

Property Type: House (Res) Land Size: 160 sqm approx

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



