

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

6/102 Broadway, Elwood Vic 3184

Indicative selling price

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

Single price

\$535,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Elwood

Period - From

06/05/2024

to

05/05/2025

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	Price	Date of sale
1	5/102 Broadway ELWOOD 3184	\$570,000	24/04/2025
2	G04/35 Ormond Rd ELWOOD 3184	\$580,000	25/02/2025
3	106/356 Barkly St ELWOOD 3184	\$560,000	30/01/2025

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:

06/05/2025 16:41



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Property Type: Apartment

Agent Comments

Comparable Properties



5/102 Broadway ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$570,000

Method: Private Sale

Date: 24/04/2025

Property Type: Apartment



G04/35 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$580,000

Method: Private Sale

Date: 25/02/2025

Property Type: Apartment



106/356 Barkly St ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$560,000

Method: Private Sale

Date: 30/01/2025

Property Type: Apartment