

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

6/57 Southey Street, Elwood Vic 3184

Indicative selling price

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

Range between \$300,000

&

\$330,000

Median sale price

Median price \$615,000

Property Type Unit

Suburb Elwood

Period - From 25/06/2024

to

24/06/2025

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	4/85 Grosvenor St BALACLAVA 3183	\$380,000	03/05/2025
2	7b/1 Eildon Rd ST KILDA 3182	\$340,000	15/04/2025
3	3/58 Lansdowne Rd ST KILDA EAST 3183	\$277,000	26/03/2025

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:

25/06/2025 10:17



1 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
25/06/2024 - 24/06/2025: \$615,000

Comparable Properties

4/85 Grosvenor St BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$380,000
Method: Auction Sale
Date: 03/05/2025
Property Type: Unit

7b/1 Eildon Rd ST KILDA 3182 (VG)

Agent Comments

2 - -

Price: \$340,000
Method: Sale
Date: 15/04/2025
Property Type: Serviced Apartment

3/58 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 -

Price: \$277,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: Unit

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