

## 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

7/7 ALFRISTON STREET ELWOOD VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 6 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

9/157 BRIGHTON ROAD ELWOOD VIC 3184	\$587,500	24-Dec-24
10/157 BRIGHTON ROAD ELWOOD VIC 3184	\$622,500	19-Mar-25
10/24-26 MILTON STREET ELWOOD VIC 3184	\$610,000	11-Feb-25

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 6 months.~~

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Nicole Prime  
P 0395256653  
M 0418940962  
E Nicoleprime@mcgrath.com.au



**9/157 BRIGHTON ROAD ELWOOD  
VIC 3184**

Sold Price

**\$587,500**

Sold Date **24-Dec-24**

2 1 1

Distance **0.24km**



**10/157 BRIGHTON ROAD ELWOOD  
VIC 3184**

Sold Price

<sup>RS</sup> **\$622,500**

Sold Date **19-Mar-25**

2 1 -

Distance **0.24km**



**10/24-26 MILTON STREET  
ELWOOD VIC 3184**

Sold Price

**\$610,000**

Sold Date **11-Feb-25**

2 1 1

Distance **0.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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