

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

9/57 SOUTHEY STREET ELWOOD VIC 3184

Indicative selling price

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

Single Price

or range
between

\$280,000

&

\$305,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,500

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

6/57 SOUTHEY STREET ELWOOD VIC 3184	\$320,000	25-Jul-25
10/6 BYRON STREET ELWOOD VIC 3184	\$308,000	25-Jul-25
4/8 ROBERT STREET ELWOOD VIC 3184	\$280,000	02-May-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.~~

This Statement of Information was prepared on: 09 October 2025

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**6/57 SOUTHEY STREET ELWOOD
VIC 3184**

Sold Price

\$320,000

Sold Date

25-Jul-25

1

1

1

Distance

0km



**10/6 BYRON STREET ELWOOD VIC
3184**

Sold Price

^{RS} **\$308,000** ^{UN}

Sold Date

25-Jul-25

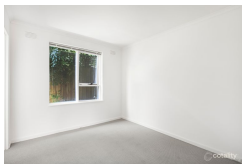
1

1

1

Distance

0.25km



**4/8 ROBERT STREET ELWOOD VIC
3184**

Sold Price

\$280,000

Sold Date

02-May-25

1

1

1

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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