

## 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

G07/60-62 BROADWAY ELWOOD VIC 3184

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$643,500

Property type

Unit

Suburb

Elwood

Period-from

01 Dec 2024

to

30 Nov 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

305/26-28 BROADWAY ELWOOD VIC 3184	\$740,000	12-Jun-25
101/3 DOCKER STREET ELWOOD VIC 3184	\$800,000	13-Jun-25
2/140 HOTHAM STREET ST KILDA EAST VIC 3183	\$760,000	12-Mar-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: 17 December 2025



**305/26-28 BROADWAY ELWOOD  
VIC 3184**

 2  2  1

Sold Price

**\$740,000**

Sold Date

**12-Jun-25**

Distance

**0.21km**



**101/3 DOCKER STREET ELWOOD  
VIC 3184**

 2  2  1

Sold Price

**\$800,000**

Sold Date

**13-Jun-25**

Distance

**0.96km**



**2/140 HOTHAM STREET ST KILDA  
EAST VIC 3183**

 2  2  1

Sold Price

**\$760,000**

Sold Date

**12-Mar-25**

Distance

**1.46km**

RS = Recent sale

UN = Undisclosed Sale

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