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

range between \$800,000 & \$850,000

Median sale price

Median price		\$654,000	Property typ	e <i>Unit</i>		Suburb	Elwood
Period - From	01/11/2024	to	31/10/2025	Source	Prop	Track	

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
6/5 Ormond Esplanade, Elwood, VIC 3184	\$851,000	21/10/2025
101/3 Docker Street, Elwood, VIC 3184	\$800,000	13/06/2025
111/241 Glen Huntly Rd, Elsternwick, VIC 3185	\$845,000	23/07/2025

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:	19/11/2025

