

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12/26-28 BROADWAY, ELWOOD, VIC 3184

Indicative selling price

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

Single price

or range between

\$630,000

&

\$670,000

Median sale price

Median price

\$650,000

Property Type

Apartment

Suburb

ELWOOD

Period - From

01 May 2024

to

30 April 2025

Source

Corelogic

Comparable property sales

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
3/43 MILTON STREET ELWOOD VIC 3184	\$645,000	11-Jul-24
4/92 MITFORD STREET ELWOOD VIC 3184	\$725,000	22-Aug-24
4/88 ADDISON STREET ELWOOD VIC 3184	\$670,000	03-Sep-24

This Statement of Information was prepared on:

21/05/2025