

## 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

2/485 ST KILDA STREET 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

\$385,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,500

Property type

Unit

Suburb

Elwood

Period-from

01 Jul 2024

to

30 Jun 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

|   |           |           |
|---|-----------|-----------|
| 11/15 PINE AVENUE ELWOOD VIC 3184       | \$395,000 | 14-May-25 |
| 3/26 PINE AVENUE ELWOOD VIC 3184        | \$395,000 | 04-Jun-25 |
| 208/122-126 ORMOND ROAD ELWOOD VIC 3184 | \$415,000 | 21-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: 22 July 2025

Rachael O'Connor

M 0411 141 923

E racheloconnor@mcgrath.com.au

**11/15 PINE AVENUE ELWOOD VIC 3184**

1 1 1

Sold Price

**\$395,000**Sold Date **14-May-25**Distance **0.27km****3/26 PINE AVENUE ELWOOD VIC 3184**

1 1 1

Sold Price

Sold Date **04-Jun-25**Distance **0.38km****208/122-126 ORMOND ROAD ELWOOD VIC 3184**

1 1 1

Sold Price

**\$415,000**Sold Date **21-May-25**Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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