

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

102/2 KINGSLEY 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

\$695,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,250

Property type

Unit

Suburb

Elwood

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

204/50-52 SOUTHEY STREET ELWOOD VIC 3184	\$727,000	29-May-25
106/60-62 BROADWAY ELWOOD VIC 3184	\$640,000	07-May-25
206/50-52 SOUTHEY STREET ELWOOD VIC 3184	\$707,000	13-Feb-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: 23 June 2025



**204/50-52 SOUTHEY STREET
ELWOOD VIC 3184**

 2  2  -

Sold Price

^{RS}

\$727,000

Sold Date

29-May-25

Distance

1.26km



**106/60-62 BROADWAY ELWOOD
VIC 3184**

 2  2  1

Sold Price

\$640,000

Sold Date

07-May-25

Distance

1.17km



**206/50-52 SOUTHEY STREET
ELWOOD VIC 3184**

 2  2  1

Sold Price

\$707,000

Sold Date

13-Feb-25

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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