

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

14/17 Byrne Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$585,000

&

\$635,000

Median sale price

Median price \$643,000

Property Type Unit

Suburb Elwood

Period - From 01/04/2025

to

30/06/2025

Source REIV

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
1	G13/88 Carlisle St ST KILDA 3182	\$629,000	04/03/2025
2	106/51 Ormond Esp ELWOOD 3184	\$625,000	13/02/2025
3	1/34 Pine Av ELWOOD 3184	\$610,000	01/02/2025

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:

16/07/2025 11:47



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$585,000 - \$635,000
Median Unit Price
June quarter 2025: \$643,000

Comparable Properties

G13/88 Carlisle St ST KILDA 3182 (VG)

Agent Comments

1 - -

Price: \$629,000
Method: Sale
Date: 04/03/2025
Property Type: Subdivided Flat - Single OYO Flat



106/51 Ormond Esp ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$625,000
Method: Private Sale
Date: 13/02/2025
Property Type: Apartment



1/34 Pine Av ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$610,000
Method: Private Sale
Date: 01/02/2025
Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372