Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 501a St Kilda Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,700,000		&		\$1,800,00			
Median sale p	rice							
Median price	\$2,290,000	Pro	operty Type	Hou	ise		Suburb	Elwood
Period - From	01/07/2024	to	30/06/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3/61a Tennyson St ELWOOD 3184	\$1,885,000	04/06/2025
2			
3			

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:

24/07/2025 16:54







Property Type: Townhouse **Land Size:** 212 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price Year ending June 2025: \$2,290,000

Comparable Properties



3/61a Tennyson St ELWOOD 3184 (REI)



Price: \$1,885,000 Method: Private Sale Date: 04/06/2025 Property Type: Townhouse (Single) Agent Comments

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.

Account - Marshall White | P: 03 9822 9999



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