

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

46 Byron Street, Elwood Vic 3184

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$2,302,500

Property Type

House

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	4 Lytton St ELWOOD 3184	\$1,305,000	27/03/2025
2	36 Lambeth Pl ST KILDA 3182	\$1,321,000	14/02/2025
3	15 McCombie St ELSTERNWICK 3185	\$1,300,000	05/02/2025

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:

23/07/2025 11:09

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

June quarter 2025: \$2,302,500



3 1 2

Property Type: House

Comparable Properties



4 Lytton St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$1,305,000
Method: Auction Sale
Date: 27/03/2025
Property Type: House (Res)
Land Size: 224 sqm approx



36 Lambeth PI ST KILDA 3182 (REI/VG)

Agent Comments

3 1 1

Price: \$1,321,000
Method: Private Sale
Date: 14/02/2025
Property Type: House
Land Size: 200 sqm approx



15 McCombie St ELSTERNWICK 3185 (VG)

Agent Comments

3 - -

Price: \$1,300,000
Method: Sale
Date: 05/02/2025
Property Type: House (Res)
Land Size: 382 sqm approx