



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

5/127 Brighton Road, Elwood

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

\$550,000

&

\$600,000

Median sale price

Median price

\$625,000

Property type

UNIT

Suburb

Elwood

Period - From

01.01.2025

to

31.03.2025

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

4/67 Tennyson St ELWOOD 3184

\$550,000

16/04/2025

2/40 Rothesay Av ELWOOD 3184

\$585,000

25/02/2025

12/37 Tennyson St ELWOOD 3184

\$550,000

14/12/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

7th June 2025