

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

3/36 Byron Street, Elwood Vic 3184

Indicative selling price

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

Range between \$580,000

&

\$638,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb Elwood

Period - From 12/08/2024

to

11/08/2025

Source Property Data

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	2/97 Barkly St ST KILDA 3182	\$590,000	30/07/2025
2	1/199 Brighton Rd ELWOOD 3184	\$602,000	29/07/2025
3	4/21 Glen Huntly Rd ELWOOD 3184	\$635,000	26/07/2025

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:

12/08/2025 12:40



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$580,000 - \$638,000
Median Unit Price
12/08/2024 - 11/08/2025: \$625,000

Comparable Properties



2/97 Barkly St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$590,000
Method: Private Sale
Date: 30/07/2025
Property Type: Apartment



1/199 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$602,000
Method: Private Sale
Date: 29/07/2025
Property Type: Apartment



4/21 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments

2 1 -

Price: \$635,000
Method: Private Sale
Date: 26/07/2025
Property Type: Apartment