Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

Range between \$600,000 &	\$6	660,000
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Median sale price

Median price	\$643,000	Pro	perty Type U	nit		Suburb	Elwood
Period - From	01/04/2025	to	30/06/2025	Sc	ource	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
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1	6/25 Selwyn Av ELWOOD 3184	\$672,500	28/06/2025
2	6/17 Dickens St ELWOOD 3184	\$610,000	28/05/2025
3	4/44 Wave St ELWOOD 3184	\$646,000	27/05/2025

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:	15/07/2025 13:35









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$600,000 - \$660,000 **Median Unit Price** June quarter 2025: \$643,000

Comparable Properties



6/25 Selwyn Av ELWOOD 3184 (REI)

Price: \$672,500 Method: Auction Sale Date: 28/06/2025

Property Type: Apartment

Agent Comments



6/17 Dickens St ELWOOD 3184 (REI)

2







Agent Comments

Price: \$610,000

Method: Sold Before Auction

Date: 28/05/2025

Property Type: Apartment

4/44 Wave St ELWOOD 3184 (REI/VG)

Agent Comments

Price: \$646,000

Method: Private Sale Date: 27/05/2025

Property Type: Apartment

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





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