

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

10/48 SOUTHEY STREET ELWOOD VIC 3184

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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Elwood

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

4/45 SOUTHEY STREET ELWOOD VIC 3184	\$380,000	21-May-25
6/56 BYRON STREET ELWOOD VIC 3184	\$390,000	23-Jun-25
11/94 TENNYSON STREET ELWOOD VIC 3184	\$386,000	27-Jul-25

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 6 months.~~

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4/45 SOUTHEY STREET ELWOOD VIC 3184

Sold Price ^{RS} **\$380,000** ^{UN} Sold Date **21-May-25**

1 1 1

Distance **0.07km**

4/45 Southey Street, Elwood



6/56 BYRON STREET ELWOOD VIC 3184

Sold Price ^{RS} **\$390,000** ^{UN} Sold Date **23-Jun-25**

1 1 1

Distance **0.24km**



11/94 TENNYSON STREET ELWOOD VIC 3184

Sold Price ^{RS} **\$386,000** ^{UN} Sold Date **27-Jul-25**

1 1 1

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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