

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

2/12 Shelley Street, Elwood Vic 3184

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$635,100

Property Type Unit

Suburb Elwood

Period - From 20/06/2024

to 19/06/2025

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	3/6 Southey St ELWOOD 3184	\$692,000	19/06/2025
2	24/17 Robe St ST KILDA 3182	\$715,000	16/06/2025
3	4/176 Barkly St ST KILDA 3182	\$700,000	06/06/2025

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:

20/06/2025 18:39



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

20/06/2024 - 19/06/2025: \$635,100

Comparable Properties



3/6 Southey St ELWOOD 3184 (REI)

Agent Comments



Price: \$692,000

Method: Sold Before Auction

Date: 19/06/2025

Property Type: Apartment



24/17 Robe St ST KILDA 3182 (REI)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 16/06/2025

Property Type: Apartment



4/176 Barkly St ST KILDA 3182 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 06/06/2025

Property Type: Apartment

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