

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

1/36 Burns Street, Elwood Vic 3184

Indicative selling price

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

Range between \$630,000

&

\$670,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Elwood

Period - From 03/07/2024

to

02/07/2025

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	6/25 Selwyn Av ELWOOD 3184	\$672,500	28/06/2025
2	12/37 Melby Av ST KILDA EAST 3183	\$685,000	27/06/2025
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:

03/07/2025 13:32

1/36 Burns Street, Elwood Vic 3184

Chisholm & Gamon

Corey Pabst

0431 928 914

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$630,000 - \$670,000

Median Unit Price

03/07/2024 - 02/07/2025: \$640,000

Comparable Properties



6/25 Selwyn Av ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$672,500

Method: Auction Sale

Date: 28/06/2025

Property Type: Apartment



12/37 Melby Av ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$685,000

Method: Private Sale

Date: 27/06/2025

Property Type: Apartment



4/44 Wave St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$646,000

Method: Private Sale

Date: 27/05/2025

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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