

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

59 Broadway, Elwood Vic 3184

Indicative selling price

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

Range between \$1,875,000

&

\$1,975,000

Median sale price

Median price \$2,300,000

Property Type House

Suburb Elwood

Period - From 05/08/2024

to

04/08/2025

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	3/61a Tennyson St ELWOOD 3184	\$1,885,000	04/06/2025
2	89c Ruskin St ELWOOD 3184	\$1,940,000	01/06/2025
3	16 Rainsford St ELWOOD 3184	\$1,960,000	14/05/2025

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:

05/08/2025 15:24



3 2 2

Property Type: House

Agent Comments

Comparable Properties



3/61a Tennyson St ELWOOD 3184 (REI)

Agent Comments

3 3 2

Price: \$1,885,000

Method: Private Sale

Date: 04/06/2025

Property Type: Townhouse (Single)



89c Ruskin St ELWOOD 3184 (REI)

Agent Comments

4 2 1

Price: \$1,940,000

Method: Sold Before Auction

Date: 01/06/2025

Property Type: House



16 Rainsford St ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,960,000

Method: Private Sale

Date: 14/05/2025

Property Type: House (Res)

Land Size: 160 sqm approx