

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

3/36 Byron Street, Elwood Vic 3184

Indicative selling price

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

Range between \$590,000

&

\$649,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Elwood

Period - From 01/08/2024

to

31/07/2025

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	1/199 Brighton Rd ELWOOD 3184	\$602,000	29/07/2025
2	1/39 Nepean Hwy ELSTERNWICK 3185	\$615,000	26/07/2025
3	6/39 Hotham St ST KILDA EAST 3183	\$591,000	22/07/2025

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:

01/08/2025 12:50



2 1 1

Rooms: 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$590,000 - \$649,000

Median Unit Price

01/08/2024 - 31/07/2025: \$640,000

Comparable Properties



1/199 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$602,000

Method: Private Sale

Date: 29/07/2025

Property Type: Apartment



1/39 Nepean Hwy ELSTERNWICK 3185 (REI)

Agent Comments

2 1 1

Price: \$615,000

Method: Auction Sale

Date: 26/07/2025

Property Type: Apartment



6/39 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$591,000

Method: Private Sale

Date: 22/07/2025

Property Type: Apartment

Account - Beck & Small Property Pty Ltd | P: 9592 4300