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	10/1 COLERIDGE 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	$550,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$618,000	Property type	Unit	Suburb	Elwood
Period-from	01 Sep 2024	to	31 Aug 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
101/60-62 BROADWAY ELWOOD VIC 3184	$550,000	07-Jul-25
4/18 BURNS STREET ELWOOD VIC 3184	$563,000	10-May-25
4/36-38 BLENHEIM STREET BALACLAVA VIC 3183	$575,000	22-Mar-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.~~

This Statement of Information was prepared on: 19 September 2025

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101/60-62 BROADWAY ELWOOD VIC 3184

1 1 1

Sold Price RS **$550,000** Sold Date **07-Jul-25**

Distance **1.03km**



4/18 BURNS STREET ELWOOD VIC 3184

1 1 1

Sold Price **$563,000** Sold Date **10-May-25**

Distance **0.08km**



4/36-38 BLENHEIM STREET BALACLAVA VIC 3183

1 1 1

Sold Price **$575,000** Sold Date **22-Mar-25**

Distance **1.45km**

RS = Recent sale **UN** = Undisclosed Sale

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