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	4/43 Broadway, Elwood Vic 3184

Indicative selling price

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

Single price $725,000

Median sale price

Median price $643,500 Property Type Unit Suburb Elwood

Period - From 08/11/2024 to 07/11/2025 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	8/205-207 Hotham St RIPPONLEA 3185	$720,000	25/09/2025
2	3/165 Glen Huntly Rd ELWOOD 3184	$730,000	06/09/2025
3	6/167 Glen Huntly Rd ELWOOD 3184	$730,000	04/09/2025

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: 08/11/2025 13:03

4/43 Broadway, Elwood Vic 3184



Property Type:
Agent Comments

Indicative Selling Price
$725,000
Median Unit Price
08/11/2024 - 07/11/2025: $643,500

Comparable Properties



8/205-207 Hotham St RIPPONLEA 3185 (REI)

2 1 1

Price: $720,000
Method: Private Sale
Date: 25/09/2025
Property Type: Townhouse (Res)

Agent Comments



3/165 Glen Huntly Rd ELWOOD 3184 (REI/VG)

2 1 1

Price: $730,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Apartment

Agent Comments



6/167 Glen Huntly Rd ELWOOD 3184 (REI)

2 1 1

Price: $730,000
Method: Private Sale
Date: 04/09/2025
Property Type: Apartment

Agent Comments

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

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