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	3/119 BRIGHTON ROAD 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~~		or range between	$620,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$646,000	Property type	Unit	Suburb	Elwood
Period-from	01 Jan 2025	to	31 Dec 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
6/4 HARTPURY AVENUE ELWOOD VIC 3184	$640,000	23-Sep-25
8/42 SCOTT STREET ELWOOD VIC 3184	$660,000	01-Dec-25
3/161 BRIGHTON ROAD ELWOOD VIC 3184	$685,000	18-Dec-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: 31 January 2026

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6/4 HARTPURY AVENUE ELWOOD VIC 3184

2 1 1

Sold Price **$640,000** Sold Date **23-Sep-25**

Distance **0.14km**



8/42 SCOTT STREET ELWOOD VIC 3184

2 1 1

Sold Price **$660,000** Sold Date **01-Dec-25**

Distance **0.68km**



3/161 BRIGHTON ROAD ELWOOD VIC 3184

2 1 1

Sold Price RS **$685,000** Sold Date **18-Dec-25**

Distance **0.36km**

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

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