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	19/83 Brighton Road, Elwood Vic 3184

Indicative selling price

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

Range between $730,000 & $750,000

Median sale price

Median price $646,000 Property Type Unit Suburb Elwood

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	6/1a Clarke St ELWOOD 3184	$741,000	21/02/2026
2	6/115 Brighton Rd ELWOOD 3184	$746,000	20/02/2026
3	202D/8 Blanche St ST KILDA 3182	$740,000	18/02/2026

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.~~

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19/83 Brighton Road, Elwood Vic 3184



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$730,000 - $750,000
Median Unit Price
Year ending December 2025: $646,000

Comparable Properties



6/1a Clarke St ELWOOD 3184 (REI)

2 1 -

Price: $741,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Apartment

Agent Comments



6/115 Brighton Rd ELWOOD 3184 (REI)

2 1 1

Price: $746,000
Method: Private Sale
Date: 20/02/2026
Property Type: Apartment

Agent Comments



202D/8 Blanche St ST KILDA 3182 (REI)

2 1 1

Price: $740,000
Method: Sold Before Auction
Date: 18/02/2026
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336

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