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	17/57 Southey Street, Elwood Vic 3184

Indicative selling price

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

Single price $410,000

Median sale price

Median price $643,500 Property Type Unit Suburb Elwood

Period - From 04/05/2025 to 03/05/2026 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	15/27 Mitford St ST KILDA 3182	$380,000	30/04/2026
2	10/26 The Avenue BALACLAVA 3183	$340,000	09/04/2026
3	8/40 Ormond Rd ELWOOD 3184	$410,000	17/03/2026

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.~~

This Statement of Information was prepared on: 04/05/2026 12:32

17/57 Southey Street, Elwood Vic 3184



1 1

Rooms: 2
Property Type: Unit

Agent Comments

Indicative Selling Price
$410,000
Median Unit Price
04/05/2025 - 03/05/2026: $643,500

Comparable Properties



15/27 Mitford St ST KILDA 3182 (REI)

1 1 1

Price: $380,000
Method: Private Sale
Date: 30/04/2026
Property Type: Apartment

Agent Comments



10/26 The Avenue BALACLAVA 3183 (REI)

1 1 1

Price: $340,000
Method: Private Sale
Date: 09/04/2026
Property Type: Apartment

Agent Comments



8/40 Ormond Rd ELWOOD 3184 (REI/VG)

1 1 1

Price: $410,000
Method: Sold Before Auction
Date: 17/03/2026
Property Type: Unit

Agent Comments

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

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