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	3/217 Brighton Road, Elwood Vic 3184

Indicative selling price

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

Single price $519,000

Median sale price

Median price $680,000 Property Type Unit Suburb Elwood

Period - From 01/01/2026 to 31/03/2026 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	6/33 Byron St ELWOOD 3184	$530,000	02/06/2026
2	13/193 Brighton Rd ELWOOD 3184	$530,000	28/04/2026
3	10/296 Inkerman St ST KILDA EAST 3183	$537,000	19/04/2026

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: 20/06/2026 16:34

3/217 Brighton Road, Elwood Vic 3184

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$519,000
Median Unit Price
March quarter 2026: $680,000

Comparable Properties



6/33 Byron St ELWOOD 3184 (REI)

2 1 1

Price: $530,000
Method: Private Sale
Date: 02/06/2026
Property Type: Apartment

Agent Comments



13/193 Brighton Rd ELWOOD 3184 (REI/VG)

2 1 1

Price: $530,000
Method: Private Sale
Date: 28/04/2026
Property Type: Apartment

Agent Comments



10/296 Inkerman St ST KILDA EAST 3183 (REI)

2 1 1

Price: $537,000
Method: Auction Sale
Date: 19/04/2026
Property Type: Apartment

Agent Comments

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