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	1/12 Daley Street, Elwood Vic 3184

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $640,000 Property Type Unit Suburb Elwood

Period - From 24/04/2025 to 23/04/2026 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	8/110 Martin St BRIGHTON 3186	$1,250,000	27/02/2026
2	13A/3 Wimbledon Av ELWOOD 3184	$1,040,000	14/02/2026
3			

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: 24/04/2026 12:40

1/12 Daley Street, Elwood Vic 3184

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3 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
24/04/2025 - 23/04/2026: $640,000

Comparable Properties



8/110 Martin St BRIGHTON 3186 (REI/VG)

3 2 1

Price: $1,250,000
Method: Sold Before Auction
Date: 27/02/2026
Property Type: Townhouse (Res)

Agent Comments



13A/3 Wimbledon Av ELWOOD 3184 (REI)

3 2 1

Price: $1,040,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Apartment

Agent Comments

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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