Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/157 Brighton Road Elwood, 3184

Indicative selling price

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

Range between	$550,000 & $575,000

Median sale price

Median price	$652,500	Property Type	UNIT	Suburb	ELWOOD
Period - From	01-Jul-2025	to	30-Jun-2026	Source	Corelogic

Comparable property sales

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	19/24-26 Milton Street, Elwood VIC 3184	$575,000	18-May-2026
2	1/507 St Kilda Street, Elwood VIC 3184	$550,000	15-Jun-2026
3	6/46 Foam Street, Elwood VIC 3184	$575,000	05-Jan-2026

This statement of information was prepared on 09-Sep-2026 at 5:21:43 PM AEST