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	10/197 BRIGHTON ROAD ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$440,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Elwood
Period-from	01 Mar 2024	to	28 Feb 2025	Source	Corelogic

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 6 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
1/16 BYRON STREET ELWOOD VIC 3184	$446,000	17-Oct-24
4/16 BYRON STREET ELWOOD VIC 3184	$440,000	27-Feb-25
8/76 MITFORD STREET ELWOOD VIC 3184	$445,000	15-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 17 March 2025

SAINT&WOOD

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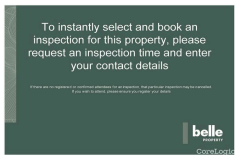


1/16 BYRON STREET ELWOOD VIC 3184

1 1 1

Sold Price **$446,000** Sold Date **17-Oct-24**

Distance **0.33km**



4/16 BYRON STREET ELWOOD VIC 3184

1 1 1

Sold Price RS **$440,000** UN Sold Date **27-Feb-25**

Distance **0.33km**



8/76 MITFORD STREET ELWOOD VIC 3184

1 1 1

Sold Price **$445,000** Sold Date **15-Oct-24**

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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