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	7/131 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	$590,000	&	$640,000

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
5/435-437 ST KILDA STREET ELWOOD VIC 3184	$640,000	25-Nov-24
3/59 ORMOND ROAD ELWOOD VIC 3184	$650,000	24-Nov-24
5/48 SPRAY STREET ELWOOD VIC 3184	$604,000	18-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: 18 March 2025

SAINT&WOOD

Alicia Kate Walker
M 0447330695
E alicia@saintandwood.com.au

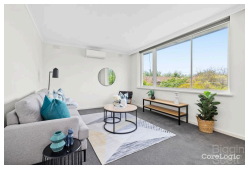


5/435-437 ST KILDA STREET ELWOOD VIC 3184

2 1 -

Sold Price **$640,000** Sold Date **25-Nov-24**

Distance **1.66km**



3/59 ORMOND ROAD ELWOOD VIC 3184

2 1 1

Sold Price **$650,000** Sold Date **24-Nov-24**

Distance **1.06km**



5/48 SPRAY STREET ELWOOD VIC 3184

2 1 1

Sold Price **$604,000** Sold Date **18-Oct-24**

Distance **1.03km**

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

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