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	35 Broadway, Elwood Vic 3184

Indicative selling price

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

Single price: $1,800,000

Median sale price

Median price: $2,295,000 Property Type: House Suburb: Elwood

Period - From: 27/08/2024 to: 26/08/2025 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		
2		
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: 27/08/2025 14:11

35 Broadway, Elwood Vic 3184



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,800,000
Median House Price
27/08/2024 - 26/08/2025: $2,295,000

Comparable Properties

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.

Account - Buxton (Port Phillip) Pty Ltd | P: 03 9536 7222

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