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	4/30-32 BROADWAY 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	$930,000	&	$985,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	Unit	Suburb	Elwood
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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
101/34 BYRON STREET ELWOOD VIC 3184	$920,000	08-Oct-25
103/34 BYRON STREET ELWOOD VIC 3184	$965,000	02-Jul-25
4/23 MILTON STREET ELWOOD VIC 3184	$1,010,000	15-Oct-25

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: 14 November 2025

SAINT&WOOD

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101/34 BYRON STREET ELWOOD VIC 3184

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Sold Price RS **$920,000** Sold Date **08-Oct-25**

Distance **0.43km**



103/34 BYRON STREET ELWOOD VIC 3184

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Sold Price **$965,000** Sold Date **02-Jul-25**

Distance **0.43km**



4/23 MILTON STREET ELWOOD VIC 3184

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Sold Price RS **$1,010,000** Sold Date **15-Oct-25**

Distance **0.4km**

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

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