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	1/191 Brighton Road, Elwood VIC 3184

Indicative selling price

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

Range between $490,000 & $530,000

Median sale price

Median price $1,780,000 Property Type Other Suburb Elwood

Period - From 22/02/2025 to 21/08/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
16/66-70 Grosvenor Street Balaclava VIC 3183	$503,000	04/05/2025
6/38 Elm Grove Balaclava VIC 3183	$510,000	31/07/2025
11/144-146 Brighton Road Ripponlea VIC 3185	$521,000	16/04/2025

This Statement of Information was prepared on: 22/08/2025