### 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	9/45 Southey Street, Elwood Vic 3184
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$620,000	&	\$680,000
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#### Median sale price

Median price	\$641,000	Pro	perty Type	Unit		Suburb	Elwood
Period - From	04/09/2024	to	03/09/2025		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

Address of comparable property		Price	Date of sale
1	19/25 Mitford St ST KILDA 3182	\$693,000	30/08/2025
2	1/2 Bendigo Av ELWOOD 3184	\$655,000	11/08/2025
3	5/45 Southey St ELWOOD 3184	\$735,000	09/08/2025

#### OR

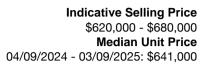
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/09/2025 06:39





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Property Type: Apartment **Agent Comments** 

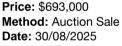
# Comparable Properties



19/25 Mitford St ST KILDA 3182 (REI)

Agent Comments

Older style complex, 2 x bedrooms, renovated



Property Type: Apartment



1/2 Bendigo Av ELWOOD 3184 (REI)

2





**Agent Comments** 

0,85km from subject property, 2 x bedrooms, older style complex

Price: \$655,000

Method: Sold Before Auction

Date: 11/08/2025

Property Type: Apartment

Property Type: Apartment



5/45 Southey St ELWOOD 3184 (REI)

Price: \$735,000 Method: Private Sale Date: 09/08/2025

Agent Comments

Same complex, renovated, outdoor space

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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