

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

9/45 Southey Street, Elwood Vic 3184

Indicative selling price

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

Range between \$620,000

&

\$680,000

Median sale price

Median price \$641,000

Property 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	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 comparable properties 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

9/45 Southey Street, Elwood Vic 3184

BigginScott

Simon Dale
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2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

04/09/2024 - 03/09/2025: \$641,000

Comparable Properties



19/25 Mitford St ST KILDA 3182 (REI)

2 1 1

Price: \$693,000

Method: Auction Sale

Date: 30/08/2025

Property Type: Apartment

Agent Comments

Older style complex, 2 x bedrooms, renovated



1/2 Bendigo Av ELWOOD 3184 (REI)

2 1 1

Price: \$655,000

Method: Sold Before Auction

Date: 11/08/2025

Property Type: Apartment

Agent Comments

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



5/45 Southey St ELWOOD 3184 (REI)

2 1 1

Price: \$735,000

Method: Private Sale

Date: 09/08/2025

Property Type: Apartment

Agent Comments

Same complex, renovated, outdoor space

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



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