

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	19/83-85 Brighton Road, Elwood Vic 3184
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Indicative selling price

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

Range between \$830,000 & \$880,000

Median sale price

Median price \$650,000	Property Type Unit	Suburb Elwood
Period - From 01/10/2025	to 31/12/2025	Source REIV

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	1/24 Kendall St ELWOOD 3184	\$840,000	01/11/2025
2	6/5 Ormond Esp ELWOOD 3184	\$851,000	17/10/2025
3	2/15 Albion St BALACLAVA 3183	\$850,000	20/09/2025

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:

19/01/2026 10:53



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$830,000 - \$880,000

Median Unit Price

December quarter 2025: \$650,000

Comparable Properties



1/24 Kendall St ELWOOD 3184 (REI)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 01/11/2025

Property Type: Apartment

Land Size: 95 sqm approx



6/5 Ormond Esp ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$851,000

Method: Private Sale

Date: 17/10/2025

Property Type: Unit



2/15 Albion St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 20/09/2025

Property Type: House

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