

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

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



2 1 1

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

2 1 1

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

2 2 1

Price: \$851,000

Method: Private Sale

Date: 17/10/2025

Property Type: Unit



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

Agent Comments

2 2 1

Price: \$850,000

Method: Private Sale

Date: 20/09/2025

Property Type: House

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336