

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

4/12 May Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$545,000

Median sale price

Median price

\$663,750

Property Type

Unit

Suburb

Elwood

Period - From

01/07/2025

to

30/06/2026

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	3/8 Docker St ELWOOD 3184	\$540,000	22/06/2026
2	2/19 Gourlay St BALACLAVA 3183	\$542,500	23/04/2026
3	5/55 Foam St ELWOOD 3184	\$525,000	24/02/2026

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:

12/08/2026 14:11



Property Type:
Agent Comments

Indicative Selling Price
\$545,000
Median Unit Price
Year ending June 2026: \$663,750

Comparable Properties



3/8 Docker St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 22/06/2026
Property Type: Apartment



2/19 Gourlay St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$542,500
Method: Sold Before Auction
Date: 23/04/2026
Property Type: Apartment



5/55 Foam St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 24/02/2026
Property Type: Apartment

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