

# 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

12 May Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$495,000

&

\$525,000

### 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 | 1/33 Orange Gr BALACLAVA 3183  | \$510,000 | 20/07/2026   |
| 2 | 4/3 Herbert St ST KILDA 3182   | \$523,000 | 13/04/2026   |
| 3 | 8/23 Docker St ELWOOD 3184     | \$498,640 | 04/03/2026   |

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:

02/09/2026 09:34



**Property Type:** Apartment 5 & 6

**Agent Comments**

**Indicative Selling Price**

\$495,000 - \$525,000

**Median Unit Price**

Year ending June 2026: \$663,750

## Comparable Properties



**1/33 Orange Gr BALACLAVA 3183 (REI/VG)**

**Agent Comments**



**Price:** \$510,000

**Method:** Private Sale

**Date:** 20/07/2026

**Property Type:** Apartment



**4/3 Herbert St ST KILDA 3182 (REI/VG)**

**Agent Comments**



**Price:** \$523,000

**Method:** Sold Before Auction

**Date:** 13/04/2026

**Property Type:** Apartment



**8/23 Docker St ELWOOD 3184 (VG)**

**Agent Comments**



**Price:** \$498,640

**Method:** Sale

**Date:** 04/03/2026

**Property Type:** Strata Flat - Single OYO Flat

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