

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

1/79 Marine Parade, Elwood Vic 3184

Indicative selling price

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

Range between

\$1,750,000

&

\$1,850,000

Median sale price

Median price

\$2,100,000

Property Type

House

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	902/241 Glen Huntly Rd ELSTERNWICK 3185	\$1,999,000	08/01/2026
2	202/34 Byron St ELWOOD 3184	\$1,750,000	10/11/2025
3			

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:

13/01/2026 11:22

1/79 Marine Parade, Elwood Vic 3184



Katie Mactier

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3 2 2

Rooms: 5

Property Type: Apartment

Land Size: 154 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

December quarter 2025: \$2,100,000

Comparable Properties



902/241 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments

3 3 2

Price: \$1,999,000

Method: Private Sale

Date: 08/01/2026

Property Type: Apartment



202/34 Byron St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$1,750,000

Method: Private Sale

Date: 10/11/2025

Property Type: Apartment

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.

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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