

# 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

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**Rooms:** 5**Property Type:** Apartment**Land Size:** 154 sqm approx**Agent Comments****Indicative Selling Price**

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

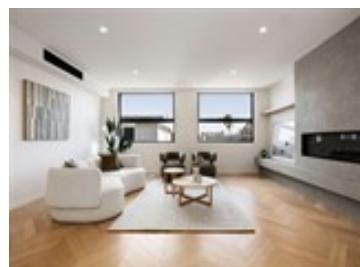
**Median House Price**

December quarter 2025: \$2,100,000

## Comparable Properties

**902/241 Glen Huntly Rd ELSTERNWICK 3185 (REI)**

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**Price:** \$1,999,000**Method:** Private Sale**Date:** 08/01/2026**Property Type:** Apartment**Agent Comments****202/34 Byron St ELWOOD 3184 (REI/VG)**

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**Price:** \$1,750,000**Method:** Private Sale**Date:** 10/11/2025**Property Type:** Apartment**Agent Comments**

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**