

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

4/402 BARKLY STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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 6 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

6/92 MITFORD STREET ELWOOD VIC 3184	\$755,000	13-Aug-25
1/133 BRIGHTON ROAD ELWOOD VIC 3184	\$760,000	25-Nov-25
7/53 BLESSINGTON STREET ST KILDA VIC 3182	\$755,000	25-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 07 January 2026



YORKSHIRE
PROPERTY

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**6/92 MITFORD STREET ELWOOD
VIC 3184**

2 1 1

Sold Price

\$755,000

Sold Date **13-Aug-25**

Distance **0.78km**



**1/133 BRIGHTON ROAD ELWOOD
VIC 3184**

2 1 1

Sold Price

^{RS} **\$760,000**

Sold Date **25-Nov-25**

Distance **1.31km**



**7/53 BLESSINGTON STREET ST
KILDA VIC 3182**

2 1 1

Sold Price

\$755,000

Sold Date **25-Sep-25**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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