

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
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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

Patrick Coy

P 03 9998 8100

M 0402 075 501

E patrick@yorkshireproperty.com.au



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

Sold Price

\$755,000 Sold Date **13-Aug-25**

2

1

1

Distance

0.78km



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

Sold Price

\$760,000 Sold Date **25-Nov-25**

2

1

1

Distance

1.31km



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

Sold Price

\$755,000 Sold Date **25-Sep-25**

2

1

1

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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