

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

202/34 Byron Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,750,000

&

\$1,925,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Elwood

Period - From 01/07/2024

to 30/06/2025

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	701/241 Glen Huntly Rd ELSTERNWICK 3185	\$1,975,000	08/05/2025
2	201/34 Byron St ELWOOD 3184	\$1,790,000	05/05/2025
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:

10/09/2025 13:44



Property Type:
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,925,000
Median Unit Price
Year ending June 2025: \$650,000

Comparable Properties



701/241 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG) Agent Comments



Price: \$1,975,000
Method: Private Sale
Date: 08/05/2025
Property Type: Apartment



201/34 Byron St ELWOOD 3184 (REI/VG) Agent Comments



Price: \$1,790,000
Method: Private Sale
Date: 05/05/2025
Property Type: Unit

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.