

## 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

2/17 BYRON STREET ELWOOD VIC 3184

### Indicative selling price

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

Single Price

or range  
between

\$1,100,000

&

\$1,190,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Flats

Suburb

Elwood

Period-from

01 Apr 2025

to

31 Mar 2026

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

2/139 BRIGHTON ROAD ELWOOD VIC 3184	\$1,215,000	03-Dec-25
1/17 VAUTIER STREET ELWOOD VIC 3184	\$1,050,000	23-Dec-25
7/3 GLEN EIRA ROAD RIPPONLEA VIC 3185	\$1,060,000	26-Oct-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: 16 April 2026



**2/139 BRIGHTON ROAD ELWOOD  
VIC 3184**

 2  2  2

Sold Price

**\$1,215,000**

Sold Date **03-Dec-25**

Distance **0.15km**



**1/17 VAUTIER STREET ELWOOD  
VIC 3184**

 2  1  1

Sold Price

**\$1,050,000**

Sold Date **23-Dec-25**

Distance **1.1km**



**7/3 GLEN EIRA ROAD RIPPONLEA  
VIC 3185**

 2  1  1

Sold Price

**\$1,060,000**

Sold Date **26-Oct-25**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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