

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

1/25 BYRON 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Unit

Suburb

Elwood

Period-from

01 Feb 2025

to

31 Jan 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

1/125 ALMA ROAD ST KILDA EAST VIC 3183	\$730,000	02-Aug-25
9/17-19 MILTON STREET ELWOOD VIC 3184	\$737,500	30-May-25
1/2 VICTORIA STREET ELSTERNWICK VIC 3185	\$771,600	26-Aug-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: 02 February 2026



**1/125 ALMA ROAD ST KILDA EAST
VIC 3183**

Sold Price

\$730,000

Sold Date **02-Aug-25**

 2  1  1

Distance **1.77km**



**9/17-19 MILTON STREET ELWOOD
VIC 3184**

Sold Price

\$737,500

Sold Date **30-May-25**

 2  1  1

Distance **0.35km**



**1/2 VICTORIA STREET
ELSTERNWICK VIC 3185**

Sold Price

\$771,600

Sold Date **26-Aug-25**

 2  1  2

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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