

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

12/17 BYRNE AVENUE 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

\$495,000

&

\$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

Unit

Suburb

Elwood

Period-from

01 Sep 2025

to

31 Aug 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

3/8 DOCKER STREET ELWOOD VIC 3184	\$540,000	23-Jun-26
1/1 COLERIDGE STREET ELWOOD VIC 3184	\$595,000	01-Jul-26
25/5 DICKENS STREET ELWOOD VIC 3184	\$550,000	10-Jun-26

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: 10 September 2026



3/8 DOCKER STREET ELWOOD VIC 3184 Sold Price

\$540,000 Sold Date **23-Jun-26**

 1  1  1

Distance **0.54km**



1/1 COLERIDGE STREET ELWOOD VIC 3184 Sold Price

\$595,000 Sold Date **01-Jul-26**

 1  1  1

Distance **1.19km**



25/5 DICKENS STREET ELWOOD VIC 3184 Sold Price

\$550,000 Sold Date **10-Jun-26**

 1  1  -

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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