

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

10/119 BRIGHTON ROAD 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,000

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

15/174 BARKLY STREET ST KILDA VIC 3182	\$600,000	27-Mar-26
8/36 BYRON STREET ELWOOD VIC 3184	\$615,000	24-Jun-26
6/56 TENNYSON STREET ELWOOD VIC 3184	\$645,000	21-Jul-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: 04 September 2026



**15/174 BARKLY STREET ST KILDA
VIC 3182**

Sold Price

\$600,000

Sold Date

27-Mar-26

2

1

1

Distance

1.04km



**8/36 BYRON STREET ELWOOD VIC
3184**

Sold Price

\$615,000

Sold Date

24-Jun-26

2

1

1

Distance

0.43km



**6/56 TENNYSON STREET ELWOOD
VIC 3184**

Sold Price

^{RS} **\$645,000**

Sold Date

21-Jul-26

2

1

1

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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