

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

2/45 BROADWAY 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jan 2025

to

31 Dec 2025

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

3/7 BYRNE AVENUE ELWOOD VIC 3184	\$890,000	17-Oct-25
1/41 MILTON STREET ELWOOD VIC 3184	\$885,000	24-Aug-25
4/7 VAUTIER STREET ELWOOD VIC 3184	\$985,000	16-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: 27 January 2026



3/7 BYRNE AVENUE ELWOOD VIC 3184

Sold Price

\$890,000

Sold Date

17-Oct-25

2

1

1

Distance

0.32km



1/41 MILTON STREET ELWOOD VIC 3184

Sold Price

\$885,000

Sold Date

24-Aug-25

2

1

1

Distance

0.64km



4/7 VAUTIER STREET ELWOOD VIC 3184

Sold Price

\$985,000

Sold Date

16-Oct-25

2

1

1

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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