

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

5 CYRIL 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

\$1,700,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,105,000

Property type

House

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

6 KNIGHT STREET ELWOOD VIC 3184	\$1,795,000	03-Sep-25
12 DRYDEN STREET ELWOOD VIC 3184	\$1,829,500	17-Oct-25
38 GOLDSMITH STREET ELWOOD VIC 3184	\$1,830,000	15-Dec-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: 23 January 2026



6 KNIGHT STREET ELWOOD VIC 3184

Sold Price

\$1,795,000

Sold Date

03-Sep-25

1

1

1

Distance

0.44km



12 DRYDEN STREET ELWOOD VIC 3184

Sold Price

\$1,829,500

Sold Date

17-Oct-25

3

2

1

Distance

0.61km



38 GOLDSMITH STREET ELWOOD VIC 3184

Sold Price

^{RS} **\$1,830,000** ^{UN}

Sold Date

15-Dec-25

3

1

2

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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