

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

5/485 ST KILDA 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

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Elwood

Period-from

01 Mar 2025

to

28 Feb 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

11/15 PINE AVENUE ELWOOD VIC 3184	\$395,000	14-May-25
3/487 ST KILDA STREET ELWOOD VIC 3184	\$430,000	03-Dec-25
4/18 SPRAY STREET ELWOOD VIC 3184	\$420,000	08-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: 13 March 2026



11/15 PINE AVENUE ELWOOD VIC 3184

Sold Price

\$395,000

Sold Date

14-May-25

 1

 1

 1

Distance

0.27km



3/487 ST KILDA STREET ELWOOD VIC 3184

Sold Price

\$430,000

Sold Date

03-Dec-25

 1

 1

 1

Distance

0.04km



4/18 SPRAY STREET ELWOOD VIC 3184

Sold Price

\$420,000

Sold Date

08-Aug-25

 1

 1

 1

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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