

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

4/17 JOYCE 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

\$635,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Elwood

Period-from

01 Aug 2025

to

31 Jul 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

11/457 ST KILDA STREET ELWOOD VIC 3184	\$682,000	28-Mar-26
4/145 GLEN HUNTLY ROAD ELWOOD VIC 3184	\$658,000	27-Apr-26
9/63 ORMOND ROAD ELWOOD VIC 3184	\$632,000	09-Mar-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 August 2026



**11/457 ST KILDA STREET ELWOOD
VIC 3184**

Sold Price

\$682,000

Sold Date

28-Mar-26

2

1

1

Distance

0.08km



**4/145 GLEN HUNTLY ROAD
ELWOOD VIC 3184**

Sold Price

\$658,000

Sold Date

27-Apr-26

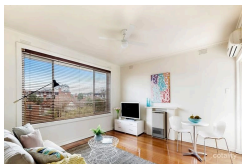
2

1

1

Distance

0.74km



**9/63 ORMOND ROAD ELWOOD
VIC 3184**

Sold Price

\$632,000

Sold Date

09-Mar-26

2

1

1

Distance

0.77km



**2/208 TENNYSON STREET
ELWOOD VIC 3184**

Sold Price

\$660,000

Sold Date

20-Apr-26

2

1

1

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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