

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

15/119 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

\$470,000

&

\$510,000

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

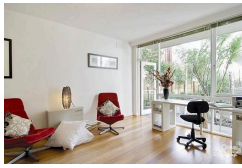
Date of sale

8/119 BRIGHTON ROAD ELWOOD VIC 3184	\$492,000	06-Oct-25
6/1 HARTPURY AVENUE ELWOOD VIC 3184	\$476,500	18-Jul-25
8/18 BURNS STREET ELWOOD VIC 3184	\$507,000	12-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: 16 January 2026



8/119 BRIGHTON ROAD ELWOOD VIC 3184

Sold Price

\$492,000

Sold Date

06-Oct-25

 1

 1

 1

Distance

0km



6/1 HARTPURY AVENUE ELWOOD VIC 3184

Sold Price

\$476,500

Sold Date

18-Jul-25

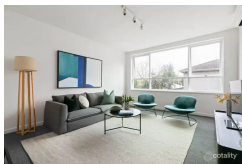
 1

 1

 1

Distance

0.06km



8/18 BURNS STREET ELWOOD VIC 3184

Sold Price

\$507,000

Sold Date

12-Oct-25

 1

 1

 1

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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