

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

203/2 KINGSLEY 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,000

Property type

Unit

Suburb

Elwood

Period-from

01 Sep 2024

to

31 Aug 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

102/2 KINGSLEY STREET ELWOOD VIC 3184	\$660,000	18-Aug-25
G10/2 KINGSLEY STREET ELWOOD VIC 3184	\$680,000	26-May-25
6/24 PINE AVENUE ELWOOD VIC 3184	\$690,000	25-Apr-25

OR

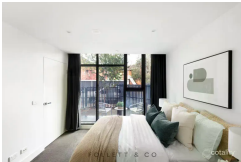
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 September 2025

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102/2 KINGSLEY STREET ELWOOD VIC 3184 Sold Price ^{RS} **\$660,000** ^{UN} Sold Date **18-Aug-25**
 🛏️ 2 🚿 2 🚗 1 Distance **0km**



G10/2 KINGSLEY STREET ELWOOD VIC 3184 Sold Price **\$680,000** Sold Date **26-May-25**
 🛏️ 2 🚿 2 🚗 1 Distance **0km**



6/24 PINE AVENUE ELWOOD VIC 3184 Sold Price **\$690,000** Sold Date **25-Apr-25**
 🛏️ 2 🚿 1 🚗 1 Distance **0.26km**

RS = Recent sale **UN** = Undisclosed Sale

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