

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

1/133 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Elwood

Period-from

01 Nov 2024

to

31 Oct 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

7/3 MILTON STREET ELWOOD VIC 3184	\$730,000	12-Oct-24
5/24-26 MILTON STREET ELWOOD VIC 3184	\$766,000	12-Jun-25
2/15 KENDALL STREET ELWOOD VIC 3184	\$780,000	24-Sep-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.~~

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7/3 MILTON STREET ELWOOD VIC 3184

Sold Price

\$730,000

Sold Date

12-Oct-24

 2  2  1

Distance

0.18km



5/24-26 MILTON STREET ELWOOD VIC 3184

Sold Price

\$766,000

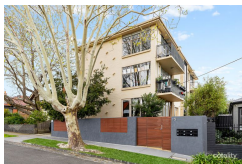
Sold Date

12-Jun-25

 2  1  1

Distance

0.29km



2/15 KENDALL STREET ELWOOD VIC 3184

Sold Price

^{RS} **\$780,000**

Sold Date

24-Sep-25

 2  1  1

Distance

0.62km



2/179-183 BRIGHTON ROAD ELWOOD VIC 3184

Sold Price

^{RS} **\$742,500**

Sold Date

25-Oct-25

 2  1  1

Distance

0.33km



1/130 MITFORD STREET ELWOOD VIC 3184

Sold Price

\$750,000

Sold Date

01-Jul-25

 2  1  1

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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