

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

10/30 SHELLEY 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

\$480,000

&

\$520,000

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

2/64 BROADWAY ELWOOD VIC 3184

\$495,000

23-Oct-25

8/119 BRIGHTON ROAD ELWOOD VIC 3184

\$492,000

06-Oct-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: 17 November 2025

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2/64 BROADWAY ELWOOD VIC 3184

Sold Price

^{RS} **\$495,000** Sold Date **23-Oct-25**

1 1 1

Distance **0.13km**



8/119 BRIGHTON ROAD ELWOOD VIC 3184

Sold Price

^{RS} **\$492,000** Sold Date **06-Oct-25**

1 1 -

Distance **1km**



8/18 BURNS STREET ELWOOD VIC 3184

Sold Price

\$507,000 Sold Date **12-Oct-25**

1 1 -

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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