

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

8/119 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

\$450,000

&

\$480,000

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

4/4 POETS GROVE ELWOOD VIC 3184	\$450,000	09-Jul-25
1/93 ORMOND ROAD ELWOOD VIC 3184	\$450,000	19-Apr-25
6/13 BEACH AVENUE ELWOOD VIC 3184	\$470,000	17-May-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: 30 September 2025

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**4/4 POETS GROVE ELWOOD VIC
3184**

Sold Price

\$450,000

Sold Date

09-Jul-25

1

1

1

Distance

0.74km



**1/93 ORMOND ROAD ELWOOD VIC
3184**

Sold Price

Sold Date

19-Apr-25

1

1

1

Distance

1.2km



**6/13 BEACH AVENUE ELWOOD VIC
3184**

Sold Price

\$470,000

Sold Date

17-May-25

1

1

1

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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