

# 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

4 Lytton Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$2,295,000 Property Type House Suburb Elwood

Period - From 21/02/2024 to 20/02/2025 Source Property Data

### 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 six 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
1	3 Rosamond St BALACLAVA 3183	\$1,010,000	07/10/2024
2	59 Acland St ST KILDA 3182	\$950,000	05/10/2024
3			

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 six months.

This Statement of Information was prepared on: 21/02/2025 17:11

4 Lytton Street, Elwood Vic 3184



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**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

21/02/2024 - 20/02/2025: \$2,295,000



**Rooms:** 4

**Property Type:** House

**Land Size:** 224 sqm approx

Agent Comments

## Comparable Properties



**3 Rosamond St BALACLAVA 3183 (REI/VG)**

Agent Comments



**Price:** \$1,010,000

**Method:** Private Sale

**Date:** 07/10/2024

**Property Type:** House (Res)

**Land Size:** 151 sqm approx



**59 Acland St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$950,000

**Method:** Private Sale

**Date:** 05/10/2024

**Property Type:** House (Res)

**Land Size:** 213 sqm approx

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 six months.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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