

# 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

2/489 St Kilda Street, Elwood Vic 3184

### Indicative selling price

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

Range between \$2,100,000

&

\$2,310,000

### Median sale price

Median price \$2,455,000

Property Type House

Suburb Elwood

Period - From 01/10/2022

to 31/12/2022

Source REIV

### 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	26 Bridge St BRIGHTON 3186	\$2,285,000	12/11/2022
2	10 Moore St ELWOOD 3184	\$2,150,000	03/11/2022
3	6 Rothesay Av ELWOOD 3184	\$2,100,000	02/12/2022

**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:

14/02/2023 17:29



3   
 2   
 2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$2,100,000 - \$2,310,000

**Median House Price**

December quarter 2022: \$2,455,000

## Comparable Properties



**26 Bridge St BRIGHTON 3186 (REI)**

Agent Comments

3   
 1   
 2

**Price:** \$2,285,000

**Method:** Auction Sale

**Date:** 12/11/2022

**Property Type:** House (Res)

**Land Size:** 698 sqm approx



**10 Moore St ELWOOD 3184 (REI/VG)**

Agent Comments

4   
 2   
 -

**Price:** \$2,150,000

**Method:** Sold Before Auction

**Date:** 03/11/2022

**Property Type:** House (Res)

**Land Size:** 208 sqm approx



**6 Rothesay Av ELWOOD 3184 (REI)**

Agent Comments

4   
 2   
 -

**Price:** \$2,100,000

**Method:** Sold Before Auction

**Date:** 02/12/2022

**Property Type:** House

**Land Size:** 217 sqm approx

**Account** - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336