

# 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

11 Byron 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 \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$2,310,000

Property Type House

Suburb Elwood

Period - From 01/10/2024

to 30/09/2025

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	113 Argyle St ST KILDA 3182	\$1,215,000	22/09/2025
2	41 Havelock St ST KILDA 3182	\$1,200,000	07/07/2025
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:

15/10/2025 12:56

Michael Hingston  
9194 1200  
0412 922 488

michaelhingston@jellisrcraig.com.au

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending September 2025: \$2,310,000



 2  1  0

**Rooms:** 3

**Property Type:** House

## Comparable Properties



**113 Argyle St ST KILDA 3182 (REI)**

[Agent Comments](#)

 2  1  -

**Price:** \$1,215,000

**Method:** Private Sale

**Date:** 22/09/2025

**Property Type:** House (Res)

**Land Size:** 164 sqm approx



**41 Havelock St ST KILDA 3182 (REI/VG)**

[Agent Comments](#)

 2  1  -

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 07/07/2025

**Property Type:** House

**Land Size:** 162 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 9194 1200