

# 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 343 Barkly 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)

Single price \$1,745,000

### Median sale price

Median price \$2,075,000

Property Type House

Suburb Elwood

Period - From 01/04/2025

to 31/03/2026

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	477 St Kilda St ELWOOD 3184	\$1,735,000	08/11/2025
2	91 Spray St ELWOOD 3184	\$1,620,000	25/10/2025
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:

09/05/2026 16:01



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**Property Type:** House  
**Land Size:** 266 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,745,000

**Median House Price**  
 Year ending March 2026: \$2,075,000

## Comparable Properties



477 St Kilda St ELWOOD 3184 (VG)

Agent Comments

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**Price:** \$1,735,000  
**Method:** Sale  
**Date:** 08/11/2025  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 243 sqm approx



91 Spray St ELWOOD 3184 (REI/VG)

Agent Comments

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**Price:** \$1,620,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)  
**Land Size:** 242 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 - Marshall White | P: 03 9822 9999



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