

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

5 CYRIL STREET 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

\$1,950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,143,000

Property type

House

Suburb

Elwood

Period-from

01 Feb 2025

to

31 Jan 2026

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

5 HARTPURY AVENUE ELWOOD VIC 3184	\$1,905,000	30-Dec-25
241 HOTHAM STREET RIPPONLEA VIC 3185	\$2,000,000	19-Nov-25
151 GLEN EIRA ROAD ST KILDA EAST VIC 3183	\$1,935,000	21-Sep-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: 22 February 2026



**5 HARTPURY AVENUE ELWOOD
VIC 3184**

Sold Price **\$1,905,000** Sold Date **30-Dec-25**

3 2 2

Distance **0.32km**



**241 HOTHAM STREET RIPPONLEA
VIC 3185**

Sold Price **\$2,000,000** Sold Date **19-Nov-25**

4 1 1

Distance **0.65km**



**151 GLEN EIRA ROAD ST KILDA
EAST VIC 3183**

Sold Price **\$1,935,000** Sold Date **21-Sep-25**

3 2 2

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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