

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

18 Cyril Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$2,375,000 Property Type House Suburb Elwood

Period - From 25/09/2022 to 24/09/2023 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	9 Jervois St ST KILDA EAST 3183	\$1,092,000	17/06/2023
2	115 Argyle St ST KILDA 3182	\$1,032,500	06/05/2023
3	33 Chusan St BALACLAVA 3183	\$1,000,000	22/07/2023

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:

25/09/2023 11:53



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
25/09/2022 - 24/09/2023: \$2,375,000

Comparable Properties



9 Jervois St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$1,092,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 143 sqm approx



115 Argyle St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,032,500
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 163 sqm approx



33 Chusan St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 22/07/2023
Property Type: House
Land Size: 143 sqm approx

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393