

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

6/315 Barkly Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$2,290,000 Property Type House Suburb Elwood

Period - From 01/10/2024 to 31/12/2024 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	5/36 Grey St ST KILDA 3182	\$1,255,000	07/02/2025
2	5a Balston St BALACLAVA 3183	\$1,200,000	30/01/2025
3	2/4 Westbury Gr ST KILDA EAST 3183	\$1,280,000	02/10/2024

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:

28/03/2025 11:31



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



5/36 Grey St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,255,000

Method: Private Sale

Date: 07/02/2025

Property Type: Townhouse (Single)



5a Balston St BALACLAVA 3183 (REI)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 30/01/2025

Property Type: Townhouse (Res)



2/4 Westbury Gr ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$1,280,000

Method: Sold Before Auction

Date: 02/10/2024

Property Type: Townhouse (Res)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525