

# 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

48 Elwood Street, Brighton VIC 3186

### Indicative selling price

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

Range between \$2,900,000 & \$3,150,000

### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$3,350,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Brighton</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">05/05/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">04/11/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">Cotality™</span>

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
55 Well Street Brighton VIC 3186	\$3,210,000	16/08/2025
1 Enfield Road Brighton VIC 3186	\$3,120,000	26/06/2025
42 Elster Avenue Elsternwick VIC 3185	\$2,900,000	31/05/2025

This Statement of Information was prepared on:

05/11/2025