

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

501 St Kilda Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$2,400,000 Property Type House Suburb Elwood

Period - From 01/04/2024 to 30/06/2024 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	16/9-11 Milton St ELWOOD 3184	\$1,475,000	14/07/2024
2	554 New St BRIGHTON 3186	\$1,503,000	15/06/2024
3	3/30a Ormond Rd ELWOOD 3184	\$1,487,000	27/04/2024

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:

09/10/2024 22:16



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

June quarter 2024: \$2,400,000

Comparable Properties



16/9-11 Milton St ELWOOD 3184 (REI)

Agent Comments

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Price: \$1,475,000

Method: Private Sale

Date: 14/07/2024

Property Type: Unit



554 New St BRIGHTON 3186 (REI)

Agent Comments

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Price: \$1,503,000

Method: Sold Before Auction

Date: 15/06/2024

Property Type: Townhouse (Res)



3/30a Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$1,487,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Apartment

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