

# 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

15/135-137 Brighton Road, Elwood VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$650,000

&

\$700,000

### Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Elwood

Period - From

13/09/2025

to

11/03/2026

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
5/3 Alfriston Street Elwood VIC 3184	\$685,000	28/01/2026
121/138 Glen Eira Road Elsternwick VIC 3185	\$685,000	31/10/2025

This Statement of Information was prepared on:

13/03/2026