

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

g12/2 Kingsley Street, Elwood Vic 3184

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$646,000 Property Type Unit Suburb Elwood

Period - From 01/01/2025 to 31/12/2025 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	G02/13 Wilton Gr ELWOOD 3184	\$620,000	05/02/2026
2	1/19 Gourlay St BALACLAVA 3183	\$600,000	07/12/2025
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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: 01/04/2026 11:17



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending December 2025: \$646,000

Comparable Properties



G02/13 Wilton Gr ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$620,000

Method: Sold Before Auction

Date: 05/02/2026

Property Type: Apartment



1/19 Gourlay St BALACLAVA 3183 (REI/VG)

Agent Comments

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Price: \$600,000

Method: Auction Sale

Date: 07/12/2025

Property Type: Apartment

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.

Account - Jellis Craig | Chisholm & Gamon Elwood | P: 03 9531 1245



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