

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

1/507 ST KILDA STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,105,000

Property type

House

Suburb

Elwood

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

3/129 GLEN HUNTLY ROAD ELWOOD VIC 3184	\$695,000	13-Dec-25
2/457 ST KILDA STREET ELWOOD VIC 3184	\$640,000	25-Sep-25
8/42 SCOTT STREET ELWOOD VIC 3184	\$660,000	01-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 05 February 2026



**3/129 GLEN HUNTLY ROAD
ELWOOD VIC 3184**

2 1 1

Sold Price

^{RS} **\$695,000**

Sold Date

13-Dec-25

Distance

0.25km



**2/457 ST KILDA STREET ELWOOD
VIC 3184**

2 1 1

Sold Price

\$640,000

Sold Date

25-Sep-25

Distance

0.49km



**8/42 SCOTT STREET ELWOOD VIC
3184**

2 1 1

Sold Price

\$660,000

Sold Date

01-Dec-25

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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