

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

4/233 Brighton Road, Elwood Vic 3184

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Elwood

Period - From 01/10/2025 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	5/195 Brighton Rd ELWOOD 3184	\$625,000	05/02/2026
2	3/10 Mitford St ST KILDA 3182	\$610,000	19/12/2025
3	6/195 Brighton Rd ELWOOD 3184	\$615,000	24/11/2025

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:

23/02/2026 14:37

4/233 Brighton Road, Elwood Vic 3184



Property Type: Strata Flat - Single
OYO Flat

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

December quarter 2025: \$650,000

Comparable Properties



5/195 Brighton Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 05/02/2026

Property Type: Apartment



3/10 Mitford St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 19/12/2025

Property Type: Apartment



6/195 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 24/11/2025

Property Type: Apartment

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666



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