

# 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

205 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 \$1,500,000 & \$1,650,000

### Median sale price

Median price \$2,250,000 Property Type House Suburb Elwood

Period - From 11/02/2025 to 10/02/2026 Source Property Data

### 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	6 Havelock St ST KILDA 3182	\$1,620,000	01/02/2026
2	37 Marriott St ST KILDA 3182	\$1,650,000	30/10/2025
3	91 Spray St ELWOOD 3184	\$1,620,000	25/10/2025

**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:

11/02/2026 09:14



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**Property Type:** House  
**Land Size:** 326 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,500,000 - \$1,650,000  
**Median House Price**  
 11/02/2025 - 10/02/2026: \$2,250,000

## Comparable Properties



**6 Havelock St ST KILDA 3182 (REI)**

Agent Comments

2 2 -

**Price:** \$1,620,000  
**Method:** Private Sale  
**Date:** 01/02/2026  
**Property Type:** House  
**Land Size:** 217 sqm approx



**37 Marriott St ST KILDA 3182 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 30/10/2025  
**Property Type:** House  
**Land Size:** 235 sqm approx



**91 Spray St ELWOOD 3184 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$1,620,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)  
**Land Size:** 242 sqm approx

Account - Whitefox Real Estate | P: 96459699



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