

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

10/16 Byron Street, Elwood Vic 3184

Indicative selling price

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

Range between \$380,000 & \$410,000

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	5/39 Spray St ELWOOD 3184	\$427,000	18/01/2026
2	107/96 Ormond Rd ELWOOD 3184	\$410,000	01/12/2025
3	17/16a Chapel St ST KILDA 3182	\$410,000	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:

24/02/2026 12:29



Property Type: Apartment

Agent Comments

Comparable Properties



5/39 Spray St ELWOOD 3184 (REI)

Agent Comments



Price: \$427,000

Method: Private Sale

Date: 18/01/2026

Property Type: Apartment



107/96 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 01/12/2025

Property Type: Apartment



17/16a Chapel St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 24/11/2025

Property Type: Apartment