

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

7/25 BYRON 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

\$285,000

&

\$316,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Unit

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

9/57 SOUTHEY STREET ELWOOD VIC 3184	\$300,000	28-Oct-25
106/26-28 BROADWAY ELWOOD VIC 3184	\$335,000	06-Jan-26
9/58 BYRON STREET ELWOOD VIC 3184	\$356,000	27-Jan-26

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: 26 February 2026



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**9/57 SOUTHEY STREET ELWOOD
VIC 3184**

Sold Price

\$300,000

Sold Date

28-Oct-25

1 1 1

Distance

0.16km



**106/26-28 BROADWAY ELWOOD
VIC 3184**

Sold Price

^{RS} **\$335,000** ^{UN}

Sold Date

06-Jan-26

1 1 1

Distance

0.62km



**9/58 BYRON STREET ELWOOD VIC
3184**

Sold Price

^{RS} **\$356,000**

Sold Date

27-Jan-26

1 1 1

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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