

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

327 Barkly Street, Elwood Vic 3184

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,310,000 Property Type House Suburb Elwood

Period - From 01/10/2024 to 30/09/2025 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	433 St Kilda St ELWOOD 3184	\$2,100,000	25/10/2025
2	16 Moore St ELWOOD 3184	\$2,240,000	25/09/2025
3	70 Southey St ELWOOD 3184	\$2,250,000	22/09/2025

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:

16/12/2025 17:14



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Property Type: House
Land Size: 248 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,200,000 - \$2,400,000
Median House Price
 Year ending September 2025: \$2,310,000

Comparable Properties



433 St Kilda St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$2,100,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 420 sqm approx



16 Moore St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$2,240,000
Method: Expression of Interest
Date: 25/09/2025
Property Type: House
Land Size: 219 sqm approx



70 Southey St ELWOOD 3184 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$2,250,000
Method: Private Sale
Date: 22/09/2025
Property Type: House
Land Size: 249 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372