

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

207/26-28 Broadway, Elwood Vic 3184

Indicative selling price

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

Range between \$600,000 & \$640,000

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	312/138 Glen Eira Rd ELSTERNWICK 3185	\$633,000	05/12/2025
2	4/9 Poets Gr ELWOOD 3184	\$605,000	14/10/2025
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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: 18/02/2026 11:13



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



312/138 Glen Eira Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$633,000

Method: Private Sale

Date: 05/12/2025

Property Type: Apartment



4/9 Poets Gr ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 14/10/2025

Property Type: Apartment

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.