

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

1/187-189 Brighton Road, Elwood VIC 3184

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$646,000

Property Type

Unit

Suburb

Elwood

Period - From

28/07/2025

to

27/01/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6/195 Brighton Road Elwood VIC 3184	\$615,000	24/11/2025
10/71 Westbury Street St Kilda East VIC 3183	\$680,000	13/08/2025
2/573 Glen Huntly Road Elsternwick VIC 3185	\$680,000	13/01/2026

This Statement of Information was prepared on:

28/01/2026