

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

80 Broadway, Elwood VIC 3184

Indicative selling price

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

Range between

\$2,150,000

&

\$2,365,000

Median sale price

Median price

\$2,105,000

Property Type

House

Suburb

Elwood

Period - From

01/08/2025

to

31/01/2026

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
433 St Kilda Street Elwood VIC 3184	\$2,100,000	25/10/2025
143 Westbury Close Balaclava VIC 3183	\$2,150,000	26/11/2025

This Statement of Information was prepared on:

02/02/2026