

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

2 Byron Street, Elwood VIC 3184

Indicative selling price

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

Range between

\$2,400,000

&

\$2,640,000

Median sale price

Median price

\$2,310,000

Property Type

House

Suburb

Elwood

Period - From

28/04/2025

to

27/10/2025

Source

pdol

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
4 Maryville St, RIPPONLEA Vic	\$2,850,000	02/07/2025
18 Rothesay Av, Elwood Vic	\$2,940,000	06/06/2025
37 The Avenue , Balaclava Vic	\$2,630,000	23/08/2025

This Statement of Information was prepared on:

28/10/2025