

## 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

9/487 ST KILDA STREET ELWOOD VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Elwood

Period-from

01 Jun 2025

to

31 May 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 6 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

13/89 ORMOND ROAD ELWOOD VIC 3184	\$459,000	30-Apr-26
3/211 BRIGHTON ROAD ELWOOD VIC 3184	\$436,000	15-Apr-26
5/2 ALFRISTON STREET ELWOOD VIC 3184	\$422,500	26-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 30 June 2026

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**13/89 ORMOND ROAD ELWOOD  
VIC 3184**

1 1 1

Sold Price

**\$459,000**

Sold Date **30-Apr-26**

Distance **0.38km**



**3/211 BRIGHTON ROAD ELWOOD  
VIC 3184**

1 1 1

Sold Price

**\$436,000**

Sold Date **15-Apr-26**

Distance **0.72km**



**5/2 ALFRISTON STREET ELWOOD  
VIC 3184**

1 1 1

Sold Price

**\$422,500**

Sold Date **26-Mar-26**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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