

## 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

7/25 BYRON 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

\$290,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 May 2025

to

30 Apr 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

13/57 SOUTHEY STREET ELWOOD VIC 3184	\$299,000	30-Jan-25
9/57 SOUTHEY STREET ELWOOD VIC 3184	\$300,000	28-Oct-25
14/8 ROBERT STREET ELWOOD VIC 3184	\$310,000	07-Feb-25

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: 08 May 2026



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**13/57 SOUTHEY STREET ELWOOD  
VIC 3184**

1 1 1

Sold Price

**\$299,000**

Sold Date

**30-Jan-25**

Distance

**0.16km**



**9/57 SOUTHEY STREET ELWOOD  
VIC 3184**

1 1 1

Sold Price

**\$300,000**

Sold Date

**28-Oct-25**

Distance

**0.16km**



**14/8 ROBERT STREET ELWOOD  
VIC 3184**

1 1 1

Sold Price

**\$310,000**

Sold Date

**07-Feb-25**

Distance

**0.23km**

RS = Recent sale

UN = Undisclosed Sale

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