

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

7/2 SOUTHEY STREET ELWOOD VIC 3184

Indicative selling price

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

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Elwood

Period-from

01 Mar 2025

to

28 Feb 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

4/41 DICKENS STREET ELWOOD VIC 3184	\$1,010,000	20-Jan-26
4/23 MILTON STREET ELWOOD VIC 3184	\$1,010,000	14-Oct-25
2/30-32 BROADWAY ELWOOD VIC 3184	\$940,000	13-Feb-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: 17 March 2026


**4/41 DICKENS STREET ELWOOD
VIC 3184**
 2
  1
  1

Sold Price

\$1,010,000

Sold Date

20-Jan-26

Distance

0.12km

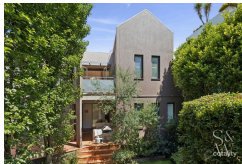
**4/23 MILTON STREET ELWOOD
VIC 3184**
 2
  2
  -

Sold Price

Sold Date

14-Oct-25

Distance

0.36km

**2/30-32 BROADWAY ELWOOD VIC
3184**
 2
  1
  1

Sold Price

^{RS} **\$940,000**

Sold Date

13-Feb-26

Distance

0.38km
RS = Recent sale

UN = Undisclosed Sale

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