

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

105/60-62 Broadway, Elwood Vic 3184

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$654,000

Property Type Unit

Suburb Elwood

Period - From 01/04/2025

to 31/03/2026

Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	15/64 Broadway ELWOOD 3184	\$565,000	16/03/2026
2	11/64 Broadway ELWOOD 3184	\$525,000	27/11/2025
3	106/60-62 Broadway ELWOOD 3184	\$640,000	08/05/2025

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 six months.~~

This Statement of Information was prepared on:

17/04/2026 11:55

105/60-62 Broadway, Elwood Vic 3184

MATTHEW IACO
& ASSOCIATES

Matthew Iaco

95328845

0412522900

matthew@matthewiaco.com.au

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending March 2026: \$654,000



Property Type:

Agent Comments

Comparable Properties



15/64 Broadway ELWOOD 3184 (REI)

Agent Comments



2



2



3

Price: \$565,000

Method: Private Sale

Date: 16/03/2026

Property Type: Apartment

11/64 Broadway ELWOOD 3184 (VG)

Agent Comments



2



-



-

Price: \$525,000

Method: Sale

Date: 27/11/2025

Property Type: Flat/Unit/Apartment (Res)



106/60-62 Broadway ELWOOD 3184 (REI)

Agent Comments



2



2



1

Price: \$640,000

Method: Private Sale

Date: 08/05/2025

Property Type: Apartment

Account - Matthew Iaco & Associates Pty Ltd | P: 03 9532 8845



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