

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

15/157 BRIGHTON ROAD 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Elwood

Period-from

01 Jul 2025

to

30 Jun 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

15/119 BRIGHTON ROAD ELWOOD VIC 3184	\$475,000	27-Jul-26
1/33 ORANGE GROVE BALACLAVA VIC 3183	\$510,000	24-Jul-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: 29 July 2026



**15/119 BRIGHTON ROAD ELWOOD
VIC 3184**

Sold Price

^{RS} **\$475,000** ^{UN}

Sold Date

27-Jul-26

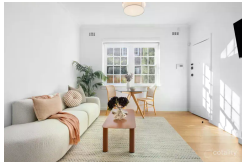
1

1

1

Distance

0.33km



**1/33 ORANGE GROVE BALACLAVA
VIC 3183**

Sold Price

^{RS} **\$510,000** ^{UN}

Sold Date

24-Jul-26

1

1

1

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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