

# 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

18 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)

Range between \$2,600,000 & \$2,750,000

### Median sale price

Median price \$2,262,500 Property Type House Suburb Elwood

Period - From 26/04/2023 to 25/04/2024 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	2 Kendall St ELWOOD 3184	\$2,910,000	10/02/2024
2	5 Kendall St ELWOOD 3184	\$2,700,000	13/12/2023
3			

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:

26/04/2024 13:39



 4  2  2

**Property Type:** House  
**Land Size:** 547 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$2,600,000 - \$2,750,000

**Median House Price**

26/04/2023 - 25/04/2024: \$2,262,500

## Comparable Properties



**2 Kendall St ELWOOD 3184 (REI)**

**Agent Comments**

 4  2  1

**Price:** \$2,910,000  
**Method:** Private Sale  
**Date:** 10/02/2024  
**Property Type:** House  
**Land Size:** 446 sqm approx



**5 Kendall St ELWOOD 3184 (REI/VG)**

**Agent Comments**

 3  2  3

**Price:** \$2,700,000  
**Method:** Private Sale  
**Date:** 13/12/2023  
**Property Type:** House (Res)  
**Land Size:** 511 sqm approx

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.