

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

2/191 Brighton Road, Elwood Vic 3184

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Elwood

Period - From

17/03/2025

to

16/03/2026

Source

Property Data

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	11/77 Westbury St ST KILDA EAST 3183	\$370,000	05/03/2026
2	7/27 Avoca Av ELWOOD 3184	\$430,000	28/02/2026
3	6/12 Kipling St ST KILDA 3182	\$380,000	20/02/2026

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:

17/03/2026 15:29

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Indicative Selling Price

\$395,000

Median Unit Price

17/03/2025 - 16/03/2026: \$655,000



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



11/77 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

 1  1  1

Price: \$370,000

Method: Private Sale

Date: 05/03/2026

Property Type: Apartment



7/27 Avoca Av ELWOOD 3184 (REI)

Agent Comments

 1  1  1

Price: \$430,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Apartment



6/12 Kipling St ST KILDA 3182 (REI)

Agent Comments

 1  1  1

Price: \$380,000

Method: Private Sale

Date: 20/02/2026

Property Type: Apartment

Account - Jellis Craig | Chisholm & Gamon Elwood | P: 03 9531 1245