

# 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

26a Kendall 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 \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,471,000 Property Type Townhouse Suburb Elwood

Period - From 31/10/2022 to 30/10/2023 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	3/35-37 John St ELWOOD 3184	\$1,740,000	08/07/2023
2	17 Bridge St BRIGHTON 3186	\$1,700,000	16/06/2023
3	2/374 Barkly St ELWOOD 3184	\$1,555,000	07/09/2023

**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:

31/10/2023 16:44



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**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median Townhouse Price**  
31/10/2022 - 30/10/2023: \$1,471,000

## Comparable Properties



**3/35-37 John St ELWOOD 3184 (REI)**

Agent Comments

3 - -

**Price:** \$1,740,000

**Method:** Private Sale

**Date:** 08/07/2023

**Property Type:** Townhouse (Res)



**17 Bridge St BRIGHTON 3186 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 16/06/2023

**Property Type:** Townhouse (Single)

**Land Size:** 320 sqm approx



**2/374 Barkly St ELWOOD 3184 (REI)**

Agent Comments

3 2 2

**Price:** \$1,555,000

**Method:** Private Sale

**Date:** 07/09/2023

**Property Type:** Townhouse (Res)

**Account - Hodges** | P: 03 9596 1111 | F: 03 9596 7139