

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

353 BARKLY STREET, ELWOOD, VIC 3184

Indicative selling price

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

Single price

or range between

\$1,220,000

&

\$1,280,000

Median sale price

Median price

\$1,810,000

Property Type

House

Suburb

ELWOOD

Period - From

May 2024

to

May 2025

Source

RPdata

Comparable property sales

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
501 ST KILDA STREET ELWOOD VIC 3184	\$1,610,000	14-Dec-24
8 MOORE STREET ELWOOD VIC 3184	\$1,510,000	29-Oct-24
5/31 PINE AVENUE ELWOOD VIC 3184	\$1,429,000	01-Aug-24

This Statement of Information was prepared on:

21/05/2025