

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

4/181-183 Brighton Road, Elwood Vic 3184

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$654,000

Property Type Unit

Suburb Elwood

Period - From 23/03/2025

to

22/03/2026

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	2/54 Scott St ELWOOD 3184	\$702,500	19/12/2025
2	2/179-183 Brighton Rd ELWOOD 3184	\$742,500	25/10/2025
3	2/11 Balaclava Rd ST KILDA EAST 3183	\$730,000	05/10/2025

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:

23/03/2026 13:42

4/181-183 Brighton Road, Elwood Vic 3184



3 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Unit Price
23/03/2025 - 22/03/2026: \$654,000

Comparable Properties



2/54 Scott St ELWOOD 3184 (REI)

Agent Comments

3 1 1

Price: \$702,500
Method: Private Sale
Date: 19/12/2025
Property Type: Apartment



2/179-183 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$742,500
Method: Auction Sale
Date: 25/10/2025
Property Type: Apartment
Land Size: 85 sqm approx



2/11 Balaclava Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 1 1

Price: \$730,000
Method: Auction Sale
Date: 05/10/2025
Property Type: Apartment

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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