

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

5/25 Clarke Street, Elwood Vic 3184

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Elwood

Period - From 28/09/2025 to 27/09/2026 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	7/6 May St ELWOOD 3184	\$685,000	03/08/2026
2	6/26 Mitford St ST KILDA 3182	\$675,000	03/08/2026
3	5/33 Brighton Rd ST KILDA 3182	\$650,000	05/05/2026

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:

28/09/2026 14:15

5/25 Clarke Street, Elwood Vic 3184

JellisCraig

Torsten Kasper

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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

28/09/2025 - 27/09/2026: \$650,000



2 1 0

Property Type: Apartment

Agent Comments

Comparable Properties



7/6 May St ELWOOD 3184 (REI)

Agent Comments

2 1 -

Price: \$685,000

Method: Private Sale

Date: 03/08/2026

Property Type: Apartment



6/26 Mitford St ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$675,000

Method: Private Sale

Date: 03/08/2026

Property Type: Apartment



5/33 Brighton Rd ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$650,000

Method: Private Sale

Date: 05/05/2026

Property Type: Apartment

Account - Jellis Craig Elwood | P: 03 9531 1245



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