

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

6/43 SHELLEY STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$845,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

Unit

Suburb

Elwood

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 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

1/8 GLEN HUNTLY ROAD ELWOOD VIC 3184	\$858,000	21-Mar-26
9/8 BLUFF AVENUE ELWOOD VIC 3184	\$860,000	07-Jul-26
7/129 BRIGHTON ROAD ELWOOD VIC 3184	\$830,000	07-Sep-26

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 6 months.~~

This Statement of Information was prepared on: 16 September 2026



**1/8 GLEN HUNTLY ROAD ELWOOD
VIC 3184**

Sold Price

\$858,000

Sold Date

21-Mar-26

 2

 1

 -

Distance

0.28km



**9/8 BLUFF AVENUE ELWOOD VIC
3184**

Sold Price

^{RS} **\$860,000** ^{UN}

Sold Date

07-Jul-26

 2

 1

 -

Distance

0.38km



**7/129 BRIGHTON ROAD ELWOOD
VIC 3184**

Sold Price

^{RS} **\$830,000**

Sold Date

07-Sep-26

 2

 1

 -

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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