

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

7/25 BYRON 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

\$290,000

&

\$310,000

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

4/31 MOORE STREET ELWOOD VIC 3184	\$355,000	16-Apr-26
10/16 BYRON STREET ELWOOD VIC 3184	\$410,000	30-Mar-26
17/57 SOUTHEY STREET ELWOOD VIC 3184	\$380,000	13-May-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: 17 September 2026



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4/31 MOORE STREET ELWOOD VIC 3184 Sold Price **\$355,000** Sold Date **16-Apr-26**

1 1 1

Distance **0.13km**



10/16 BYRON STREET ELWOOD VIC 3184 Sold Price **\$410,000** Sold Date **30-Mar-26**

1 1 1

Distance **0.08km**



17/57 SOUTHEY STREET ELWOOD VIC 3184 Sold Price **\$380,000** Sold Date **13-May-26**

1 1 -

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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