

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

8/181-183 Brighton Road, Elwood Vic 3184

Indicative selling price

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

Range between \$680,000

&

\$710,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Elwood

Period - From 01/01/2026

to 31/03/2026

Source REIV

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	3/15 Kendall St ELWOOD 3184	\$705,000	11/05/2026
2	9/229 Brighton Rd ELWOOD 3184	\$698,000	14/02/2026
3	2/101 Barkly St ST KILDA 3182	\$700,000	10/02/2026

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:

26/05/2026 14:57

8/181-183 Brighton Road, Elwood Vic 3184



Mandy Engelhardt
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Indicative Selling Price

\$680,000 - \$710,000

Median Unit Price

March quarter 2026: \$680,000



2 3 1

Rooms: 4

Property Type: Unit

Agent Comments

Period features Freshly presented Secure rear carpark

Comparable Properties



3/15 Kendall St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$705,000

Method: Private Sale

Date: 11/05/2026

Property Type: Apartment



9/229 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments

2 1 -

Price: \$698,000

Method: Private Sale

Date: 14/02/2026

Property Type: Apartment



2/101 Barkly St ST KILDA 3182 (VG)

Agent Comments

2 - -

Price: \$700,000

Method: Sale

Date: 10/02/2026

Property Type: Strata Flat - Single OYO Flat

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840



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