

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

9/195 Brighton Road, Elwood Vic 3184

Indicative selling price

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

Range between

\$550,000

&

\$605,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Elwood

Period - From

06/07/2025

to

05/07/2026

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	4/82 Dickens St ELWOOD 3184	\$605,000	17/06/2026
2	1/507 St Kilda St ELWOOD 3184	\$550,000	15/06/2026
3	2/199 Brighton Rd ELWOOD 3184	\$590,000	12/05/2026

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:

06/07/2026 14:58



 2  1  1

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

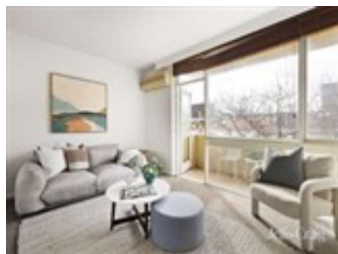
Indicative Selling Price

\$550,000 - \$605,000

Median Unit Price

06/07/2025 - 05/07/2026: \$640,000

Comparable Properties



4/82 Dickens St ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$605,000

Method: Private Sale

Date: 17/06/2026

Property Type: Apartment



1/507 St Kilda St ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$550,000

Method: Private Sale

Date: 15/06/2026

Property Type: Apartment



2/199 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

 2  1  -

Price: \$590,000

Method: Private Sale

Date: 12/05/2026

Property Type: Apartment

Account - Beck & Small Property Pty Ltd | P: 9592 4300