

## 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

5/209 BRIGHTON ROAD ELWOOD VIC 3184

### Indicative selling price

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

Single Price

or range  
between

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

18/86 RUSKIN STREET ELWOOD VIC 3184	\$390,000	02-Apr-25
4/27 SYCAMORE GROVE BALACLAVA VIC 3183	\$407,000	11-Mar-25
12/3 WIMBLEDON AVENUE ELWOOD VIC 3184	\$440,000	08-Nov-24

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: 06 May 2025

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**18/86 RUSKIN STREET ELWOOD  
VIC 3184**

1 1 -

Sold Price <sup>RS</sup> **\$390,000** <sup>UN</sup> Sold Date **02-Apr-25**

Distance **1.08km**



**4/27 SYCAMORE GROVE  
BALACLAVA VIC 3183**

1 1 1

Sold Price **\$407,000** Sold Date **11-Mar-25**

Distance **0.64km**



**12/3 WIMBLEDON AVENUE  
ELWOOD VIC 3184**

1 1 1

Sold Price **\$440,000** Sold Date **08-Nov-24**

Distance **0.85km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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