

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

5/37 Byron Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$898,000

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	2/44 Wave St ELWOOD 3184	\$888,101	18/05/2026
2	1/12 Daley St ELWOOD 3184	\$950,000	12/05/2026
3	1/9 Cowper St ST KILDA 3182	\$935,000	07/05/2026

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:

12/06/2026 11:09

5/37 Byron Street, Elwood Vic 3184



Brendan Cain

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Indicative Selling Price

\$898,000

Median Unit Price

March quarter 2026: \$680,000



3 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/44 Wave St ELWOOD 3184 (REI)

Agent Comments

2 1 2

Price: \$888,101

Method: Private Sale

Date: 18/05/2026

Property Type: Apartment



1/12 Daley St ELWOOD 3184 (REI)

Agent Comments

3 1 1

Price: \$950,000

Method: Private Sale

Date: 12/05/2026

Property Type: Apartment



1/9 Cowper St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$935,000

Method: Private Sale

Date: 07/05/2026

Property Type: Townhouse (Res)

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