

# 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

1/109 Addison Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,100,000

### Median sale price

Median price \$670,000 Property Type Unit Suburb Elwood

Period - From 01/10/2024 to 31/12/2024 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	1/46 Ruskin St ELWOOD 3184	\$1,073,000	17/12/2024
2	8/1-5 Martin St ST KILDA 3182	\$1,100,000	06/12/2024
3	8/89 Addison St ELWOOD 3184	\$1,090,000	18/09/2024

**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:

12/02/2025 15:36



2 2 1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,100,000  
**Median Unit Price**  
December quarter 2024: \$670,000

## Comparable Properties



1/46 Ruskin St ELWOOD 3184 (REI)

[Agent Comments](#)

3 2 1

**Price:** \$1,073,000  
**Method:** Private Sale  
**Date:** 17/12/2024  
**Property Type:** Apartment



8/1-5 Martin St ST KILDA 3182 (REI)

[Agent Comments](#)

3 1 2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 06/12/2024  
**Property Type:** Townhouse (Single)



8/89 Addison St ELWOOD 3184 (REI/VG)

[Agent Comments](#)

3 1 1

**Price:** \$1,090,000  
**Method:** Private Sale  
**Date:** 18/09/2024  
**Property Type:** Apartment

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