

## 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

31A GOLDSMITH 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$3,000,000

&

\$3,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,750,000

Property type

House

Suburb

Elwood

Period-from

01 Feb 2024

to

31 Jan 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

6 GORDON AVENUE ELWOOD VIC 3184	\$3,350,000	13-Feb-25
102 ADDISON STREET ELWOOD VIC 3184	\$3,350,000	20-Feb-25

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: 27 February 2025

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**6 GORDON AVENUE ELWOOD VIC 3184**

Sold Price

<sup>RS</sup> **\$3,350,000**

Sold Date

**13-Feb-25**

4

3

2

Distance

**0.27km****102 ADDISON STREET ELWOOD VIC 3184**

Sold Price

<sup>RS</sup> **\$3,350,000** <sup>UN</sup>

Sold Date

**20-Feb-25**

4

3

1

Distance

**0.53km****RS** = Recent sale**UN** = Undisclosed Sale

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