

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

13/25 FOAM STREET ELWOOD VIC 3184

Indicative selling price

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

Single Price

or range
between

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Apr 2024

to

31 Mar 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

| | | |
|---|-----------|-----------|
| 4/125 TENNYSON STREET ELWOOD VIC 3184 | \$310,000 | 09-Nov-24 |
| 7/91 ORMOND ROAD ELWOOD VIC 3184 | \$340,000 | 16-Dec-24 |
| 2/5A RUSDEN STREET ELSTERNWICK VIC 3185 | \$330,000 | 25-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: 03 April 2025

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**4/125 TENNYSON STREET
ELWOOD VIC 3184**

1 1 1

Sold Price

\$310,000Sold Date **09-Nov-24**

Distance

0.31km**7/91 ORMOND ROAD ELWOOD VIC
3184**

1 1 1

Sold Price

\$340,000Sold Date **16-Dec-24**

Distance

0.33km**2/5A RUSDEN STREET
ELSTERNWICK VIC 3185**

1 1 1

Sold Price

\$330,000Sold Date **25-Nov-24**

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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