

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

1/33 Scott Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,700,000

&

\$1,750,000

Median sale price

Median price \$2,725,000

Property Type House

Suburb Elwood

Period - From 01/01/2025

to

31/03/2025

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	11 King St ST KILDA EAST 3183	\$1,720,000	24/05/2025
2	11 Kipling St ST KILDA 3182	\$1,740,000	12/04/2025
3	11a Blenheim St BALACLAVA 3183	\$1,702,000	14/12/2024

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:

12/06/2025 16:16



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,750,000

Median House Price

March quarter 2025: \$2,725,000

Comparable Properties



11 King St ST KILDA EAST 3183 (REI)

Agent Comments

 3  2  -

Price: \$1,720,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)



11 Kipling St ST KILDA 3182 (REI)

Agent Comments

 3  2  1

Price: \$1,740,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 314 sqm approx



11a Blenheim St BALACLAVA 3183 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,702,000

Method: Auction Sale

Date: 14/12/2024

Property Type: House (Res)

Land Size: 321 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372