

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

1/8 SCOTT 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,500

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

2/457 ST KILDA STREET ELWOOD VIC 3184	\$640,000	23-Sep-25
1/19A DICKENS STREET ELWOOD VIC 3184	\$650,000	19-May-25
6/4 HARTPURY AVENUE ELWOOD VIC 3184	\$640,000	23-Sep-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: 24 October 2025

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**2/457 ST KILDA STREET ELWOOD
VIC 3184**

Sold Price

^{RS} **\$640,000** ^{UN}

Sold Date

23-Sep-25

2

1

1

Distance

1.08km**1/19A DICKENS STREET ELWOOD
VIC 3184**

Sold Price

\$650,000

Sold Date

19-May-25

2

1

1

Distance

0.99km**6/4 HARTPURY AVENUE ELWOOD
VIC 3184**

Sold Price

^{RS} **\$640,000** ^{UN}

Sold Date

23-Sep-25

2

1

1

Distance

0.57km**RS** = Recent sale**UN** = Undisclosed Sale

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