

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

110 Addison Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$2,325,000

Property Type House

Suburb Elwood

Period - From 01/07/2025

to

30/09/2025

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	11a Goldsmith St ELWOOD 3184	\$1,350,000	03/10/2025
2	36 Gibbs St BALACLAVA 3183	\$1,350,000	30/09/2025
3	27 Camden St BALACLAVA 3183	\$1,340,000	20/09/2025

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:

20/10/2025 15:04

Nick Renna
9194 1200
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3 bedrooms 1 bathroom 1 car

Property Type: House

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

September quarter 2025: \$2,325,000

Comparable Properties



11a Goldsmith St ELWOOD 3184 (REI)

Agent Comments

2 bedrooms 1 bathroom 0 cars

Price: \$1,350,000

Method: Private Sale

Date: 03/10/2025

Property Type: House



36 Gibbs St BALACLAVA 3183 (REI)

Agent Comments

3 bedrooms 2 bathrooms 1 car

Price: \$1,350,000

Method: Sold Before Auction

Date: 30/09/2025

Property Type: House (Res)



27 Camden St BALACLAVA 3183 (REI)

Agent Comments

2 bedrooms 1 bathroom 1 car

Price: \$1,340,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 311 sqm approx

Account - Jellis Craig | P: 03 9194 1200