

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 Clarke Street, Elwood Vic 3184

Indicative selling price

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

Range between \$2,375,000

&

\$2,475,000

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	46 Rothesay Av ELWOOD 3184	\$2,350,000	16/05/2025
2	310 Barkly St ELWOOD 3184	\$2,405,000	04/05/2025
3			

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:

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13 Clarke Street, Elwood Vic 3184

Chisholm & Gamon

Torsten Kasper

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Indicative Selling Price

\$2,375,000 - \$2,475,000

Median House Price

March quarter 2025: \$2,725,000



 4  3  2

Property Type: House

Land Size: 289 sqm approx

Agent Comments

Comparable Properties



46 Rothesay Av ELWOOD 3184 (REI)

Agent Comments

 3  2  1

Price: \$2,350,000

Method: Sold Before Auction

Date: 16/05/2025

Property Type: House (Res)



310 Barkly St ELWOOD 3184 (REI/VG)

Agent Comments

 4  2  1

Price: \$2,405,000

Method: Private Sale

Date: 04/05/2025

Property Type: House

Land Size: 295 sqm approx

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.

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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