

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

2/46 Foam Street, Elwood Vic 3184

Indicative selling price

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

Range between \$595,000

&

\$650,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Elwood

Period - From 02/05/2024

to

01/05/2025

Source

Property Data

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	1/493 St Kilda St ELWOOD 3184	\$635,000	15/12/2024
2	1/17 Dickens St ELWOOD 3184	\$635,100	07/12/2024
3	1/22 Gibbs St BALACLAVA 3183	\$600,000	31/10/2024

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:

02/05/2025 12:58



Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



1/493 St Kilda St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 15/12/2024

Property Type: Apartment



1/17 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$635,100

Method: Auction Sale

Date: 07/12/2024

Property Type: Apartment



1/22 Gibbs St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 31/10/2024

Property Type: Apartment