

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

26 COLERIDGE 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

\$2,100,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,720,000

Property type

House

Suburb

Elwood

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

35 VALE STREET ST KILDA VIC 3182

\$2,175,000

14-Sep-24

10 ACACIA STREET ELSTERNWICK VIC 3185

\$2,245,000

30-Nov-24

64 ADDISON STREET ELWOOD VIC 3184

\$2,136,000

10-Dec-24

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: 11 March 2025

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**35 VALE STREET ST KILDA VIC
3182**

3 1 2

Sold Price

\$2,175,000

Sold Date

14-Sep-24

Distance

1.77km**10 ACACIA STREET ELSTERNWICK
VIC 3185**

4 2 2

Sold Price

\$2,245,000

Sold Date

30-Nov-24

Distance

0.66km**64 ADDISON STREET ELWOOD VIC
3184**

3 1 1

Sold Price

\$2,136,000

Sold Date

10-Dec-24

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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