

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

30 Wave Street, Elwood Vic 3184

Indicative selling price

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

Range between \$2,300,000

&

\$2,400,000

Median sale price

Median price \$2,295,000

Property Type House

Suburb Elwood

Period - From 06/03/2024

to

05/03/2025

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	30a Wave St ELWOOD 3184	\$2,290,000	13/12/2024
2	479 St Kilda St ELWOOD 3184	\$2,450,000	18/10/2024
3	89a Mitford St ELWOOD 3184	\$2,290,000	18/10/2024

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:

06/03/2025 16:15

30 Wave Street, Elwood Vic 3184

Chisholm&Gamon

Sam Gamon

03 9531 1245

0425 702 574

sam@chisholmgamon.com.au

Indicative Selling Price

\$2,300,000 - \$2,400,000

Median House Price

06/03/2024 - 05/03/2025: \$2,295,000



 4  3  1

Property Type: House (Res)

Land Size: 246 sqm approx

Agent Comments

Comparable Properties



30a Wave St ELWOOD 3184 (REI)

Agent Comments

 4  3  1

Price: \$2,290,000

Method: Private Sale

Date: 13/12/2024

Property Type: House



479 St Kilda St ELWOOD 3184 (REI/VG)

Agent Comments

 3  2  1

Price: \$2,450,000

Method: Private Sale

Date: 18/10/2024

Property Type: House

Land Size: 347 sqm approx



89a Mitford St ELWOOD 3184 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,290,000

Method: Sold Before Auction

Date: 18/10/2024

Property Type: House (Res)

Land Size: 238 sqm approx

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



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