

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

31A GOLDSMITH 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

\$2,980,000

or range
between

&

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

6 GORDON AVENUE ELWOOD VIC 3184	\$3,350,000	13-Feb-25
102 ADDISON STREET ELWOOD VIC 3184	\$3,350,000	20-Feb-25

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.

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**6 GORDON AVENUE ELWOOD VIC 3184**

Sold Price

^{RS}**\$3,350,000**

Sold Date

13-Feb-25

4



3



2

Distance

0.27km**102 ADDISON STREET ELWOOD VIC 3184**

Sold Price

^{RS}**\$3,350,000**^{UN}

Sold Date

20-Feb-25

4



3



1

Distance

0.53km**RS** = Recent sale**UN** = Undisclosed Sale

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