

## 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 110 Addison Street, Elwood Vic 3184  
Including suburb and postcode

#### Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

#### Median sale price

Median price \$2,325,000 Property Type House Suburb Elwood  
Period - From 01/07/2025 to 30/09/2025 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	11 Byron St ELWOOD 3184	\$1,475,000	08/11/2025
2	1 Wilton Gr ELWOOD 3184	\$1,450,000	08/10/2025
3	50 Brunning St BALACLAVA 3183	\$1,410,000	04/10/2025

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:

10/11/2025 13:09

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**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

September quarter 2025: \$2,325,000



2



1



**Property Type:** House

Agent Comments

## Comparable Properties



**11 Byron St ELWOOD 3184 (REI)**



2



1



-

**Price:** \$1,475,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** House (Res)

**Land Size:** 223 sqm approx

Agent Comments



**1 Wilton Gr ELWOOD 3184 (REI)**



2



1



-

**Price:** \$1,450,000

**Method:** Sold Before Auction

**Date:** 08/10/2025

**Property Type:** House (Res)

Agent Comments



**50 Brunning St BALACLAVA 3183 (REI)**



2



1



1

**Price:** \$1,410,000

**Method:** Auction Sale

**Date:** 04/10/2025

**Property Type:** House (Res)

**Land Size:** 195 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200