

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

9 Meredith Street, Elwood Vic 3184

Indicative selling price

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

Range between

\$1,780,000

&

\$1,950,000

Median sale price

Median price

\$1,862,500

Property Type

House

Suburb

Elwood

Period - From

01/07/2024

to

30/09/2024

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	64 Addison St ELWOOD 3184	\$2,136,000	11/12/2024
2	13 Meredith St ELWOOD 3184	\$1,610,000	18/09/2024
3	19 Hartpury Av ELWOOD 3184	\$1,685,000	17/08/2024

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:

02/01/2025 11:53



2
 1
 1

Rooms: 5
Property Type: Flat
Land Size: 250 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,780,000 - \$1,950,000
Median House Price
 September quarter 2024: \$1,862,500

Comparable Properties



64 Addison St ELWOOD 3184 (REI)

Agent Comments

3
 1
 1

Price: \$2,136,000
Method: Private Sale
Date: 11/12/2024
Property Type: House
Land Size: 321 sqm approx



13 Meredith St ELWOOD 3184 (REI)

Agent Comments

3
 1
 -

Price: \$1,610,000
Method: Private Sale
Date: 18/09/2024
Property Type: House



19 Hartpury Av ELWOOD 3184 (REI/VG)

Agent Comments

3
 2
 -

Price: \$1,685,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 316 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372