

# 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

38 Southey Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000 & \$2,700,000

### 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	1 Bluff Av ELWOOD 3184	\$2,620,000	03/10/2025
2	88 Mitford St ELWOOD 3184	\$2,575,000	02/10/2025
3	14a Joyce St ELWOOD 3184	\$2,690,000	27/06/2025

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:

15/12/2025 10:17



4 2 2

**Property Type:** House (Res)

**Land Size:** 500 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,500,000 - \$2,700,000

**Median House Price**

September quarter 2025: \$2,325,000

## Comparable Properties



**1 Bluff Av ELWOOD 3184 (REI/VG)**

Agent Comments

4 2 1

**Price:** \$2,620,000

**Method:** Private Sale

**Date:** 03/10/2025

**Property Type:** House (Res)

**Land Size:** 302 sqm approx



**88 Mitford St ELWOOD 3184 (REI/VG)**

Agent Comments

3 3 2

**Price:** \$2,575,000

**Method:** Private Sale

**Date:** 02/10/2025

**Property Type:** House (Res)

**Land Size:** 441 sqm approx



**14a Joyce St ELWOOD 3184 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$2,690,000

**Method:** Private Sale

**Date:** 27/06/2025

**Property Type:** Townhouse (Single)

**Land Size:** 257 sqm approx

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