

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

91 Spray Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$2,295,000

Property Type House

Suburb Elwood

Period - From 03/10/2024

to

02/10/2025

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	6 Knight St ELWOOD 3184	\$1,795,000	03/09/2025
2	49 Byron St ELWOOD 3184	\$1,638,000	04/07/2025
3	15 Hartpury Av ELWOOD 3184	\$1,735,000	18/06/2025

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:

03/10/2025 12:43

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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

03/10/2024 - 02/10/2025: \$2,295,000



3 1 0

Property Type: House
Land Size: 242 sqm approx
Agent Comments

Comparable Properties



6 Knight St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$1,795,000
Method: Auction Sale
Date: 03/09/2025
Property Type: House (Res)
Land Size: 404 sqm approx



49 Byron St ELWOOD 3184 (REI/VG)

Agent Comments

3 1 2

Price: \$1,638,000
Method: Private Sale
Date: 04/07/2025
Property Type: House
Land Size: 289 sqm approx



15 Hartpury Av ELWOOD 3184 (REI/VG)

Agent Comments

3 1 -

Price: \$1,735,000
Method: Sold Before Auction
Date: 18/06/2025
Property Type: House (Res)
Land Size: 316 sqm approx